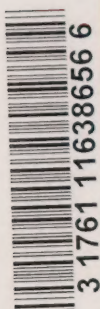


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Rental Market Report:

Peterborough

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Peterborough CA

RENTAL MARKET REPORT



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HIGHLIGHTS OF THE OCTOBER 1994 RENTAL MARKET SURVEY Peterborough Office Territory

- The vacancy rate for privately initiated rental row and apartments with 3 or more units in October 1994 was:
 - 4.4% in the Peterborough CA;
 - 3.8% in the Lindsay CA;
 - 1.6% in Cobourg; and
 - 3.8% in Port Hope.
- The vacancy rate in the Peterborough CA was down from 4.8% in April 1994 and 4.7% in October 1993.
- Higher rents led to more vacancies in 2 and 3 bedroom units.
- Lower rents contributed to lower vacancy rates for bachelor and 1 bedroom units. For 2 and 3 bedrooms, higher rents led to more vacancies.
- Assisted vacancies were recorded in Peterborough CA (0.3%) and Cobourg (0.6%).
- Rental construction was limited to the assisted sector throughout the Peterborough Office Territory.

January 1995

CMHC RENTAL MARKET SURVEY — PETERBOROUGH OFFICE TERRITORY

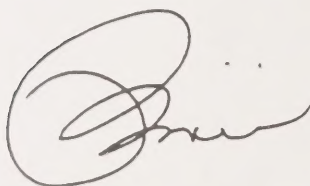
October 1994

We are pleased to provide you with the results of our semi-annual rental market survey for the Peterborough Office Territory. In addition to the Peterborough and Lindsay Census Agglomerations (CAs), the survey area encompasses Port Hope and Cobourg.

The rental universe includes buildings with three or more self-contained units and row structures. Vacancy rates for privately and publicly initiated units were recorded in the October 1994 survey. Average rents, however, were collected for privately initiated structures only.

Information was obtained through interviews with apartment owners, property management representatives and/or building superintendents, to whom we extend our thanks and appreciation. Without their co-operation, this report would not have been possible.

Should you have any questions about the survey, or wish additional information that is not presented in this report, please contact Bill Johnston, Market Analyst at the Toronto Branch at (416) 781-2451, Ext. 7031.



Pauline Filion
Manager
Peterborough Local Office

AWW 4845

VACANCY RESULTS

Easing employment concerns for young people in the Peterborough Census Agglomeration (CA) led to increased demand and a lower vacancy rate for private rentals. The 4.4% rate in October 1994 is down from 4.8% in April and 4.7% last October.

Since the beginning of the economic downturn, job losses have been greatest among the younger age groups. At their peak, unemployment rates exceeded 20% for those under the age of 25. Unable to find work, these individuals were forced to stay at home with parents or double up with friends. As this age group tends to rent, the fall in housing demand contributed to increasing vacancy rates in the area.

With the provincial economic recovery underway, employment has finally stabilized. Unemployment has fallen for young job seekers. With more young people finding work, household formation rose in 1994. This boosted rental demand and led to fewer vacancies in October.

Falling vacancy rates in smaller unit types is indicative of the movement of young people. Individuals moving out generally choose bachelor or 1 bedroom units, since they represent the lowest cost. The vacancy rate fell sharply for both these unit types between April and October. By comparison, 2 and 3 bedroom units experienced higher rates in October. The weaker rental

demand for these units reflects an increase in homebuying in 1994. Low interest rates in the first half of the year allowed many renters to shift to homeownership. Vacancy rates were down throughout the Peterborough Office Territory in October. Since April, only Cobourg has experienced increased vacancies.

Stronger housing demand has also led to lower vacancies in the assisted rental market. Vacancies were recorded in only the Peterborough CA (0.3%) and Cobourg (0.6%). The October 1994 figures are down from last October in all centres within the Peterborough Office Territory.

VACANCY RATES ALL ASSISTED ROWS & APARTMENTS PETERBOROUGH OFFICE, OCTOBER 1994

LOCATION	OCTOBER 1993	OCTOBER 1994
Peterborough CA	1.2	0.3
Cobourg	0.9	0.6
Lindsay CA	0.2	0.0
Port Hope	3.6	0.0

VACANCY RATES ALL PRIVATE ROWS AND APARTMENTS PETERBOROUGH OFFICE, OCTOBER 1994

LOCATION	OCTOBER 1992	APRIL 1993	OCTOBER 1993	APRIL 1994	OCTOBER 1994	VACANT UNITS	SIZE OF UNIVERSE
Peterborough CA	3.6	4.4	4.7	4.8	4.4	238	5449
Cobourg	4.9	4.5	3.1	3.4	3.8	33	865
Lindsay CA	2.3	3.4	2.0	2.1	1.6	22	1371
Port Hope	4.7	6.0	6.6	6.8	3.8	13	337



RENTS

Changes in rents contributed to the differing trend in vacancy rates during the past year. Rents for bachelors and 1 bedroom units fell, which boosted demand for these unit types. Conversely, higher rents in the larger bedroom types resulted in more vacancies. In addition, homeownership provided greater competition for those bedroom types, as affordability reached the best level in a decade in the first half of 1994. As rents for 2 and 3 bedrooms approach the monthly carrying cost of a starter home, demand falls.

Vacancies occurred with greatest frequency at both the upper and low rent ranges in the Peterborough CA. While vacancies are expected in high priced units, vacancies at the low end reflect renters desire for the best mix of quality and cost. Typically, older units experience more vacancies, despite lower rents. These units are often viewed as being of lower quality.

Local conditions affected rents in other areas of the Peterborough Office Territory. Those areas with the highest vacancy rates recorded the smallest rent increases in 1994. In many cases, limited rent increases contributed to lower vacancy rates in October.

**AVERAGE RENTS, ALL PRIVATE ROWS AND APARTMENTS
PETERBOROUGH OFFICE**

LOCATION	BACHELOR		1-BEDROOM		2-BEDROOM		3-BEDROOM	
	OCT 93	OCT 94	OCT 93	OCT 94	OCT 93	OCT 94	OCT 93	OCT 94
Peterborough CA	\$398	\$338	\$543	\$541	\$633	\$641	\$680	\$691
Cobourg	\$388	\$406	\$543	\$539	\$643	\$642	\$680	\$692
Lindsay CA	\$349	\$360	\$521	\$534	\$654	\$665	\$739	\$754
Port Hope	*	*	\$613	\$616	\$677	\$676	\$863	\$876

* Sample too small or not available

NEW HOUSING ACTIVITY

Rental completions reached the highest level since 1991 in the Peterborough CA, as 89 assisted units were completed in the first 10 months of 1994. The effect of the new rental stock was offset by rising demand in both the private and assisted market. Cobourg also recorded a number of rental completions this year. The 44 units,

including 40 assisted, contributed to the higher vacancy rate in October.

Within the Peterborough Office Territory, there are currently only 49 assisted units under construction in Port Hope. The lack of new stock should reduce vacancies in many centres, as rental demand continues to improve in 1995.

**HOUSING COMPLETIONS BY TENURE
PETERBOROUGH OFFICE, 1992-1994**

	YEAR-TO-DATE/YEAR	FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
PETERBOROUGH CA	JANUARY-DECEMBER 1992	210	8	6	60	284
	JANUARY-DECEMBER 1993	279	0	6	71	356
	JANUARY-OCTOBER 1994	210	11	0	89	310
LINDSAY CA	JANUARY-DECEMBER 1992	137	0	0	0	137
	JANUARY-DECEMBER 1993	85	0	0	0	85
	JANUARY-OCTOBER 1994	62	0	0	0	62
COBOURG CA	JANUARY-DECEMBER 1992	58	0	0	0	58
	JANUARY-DECEMBER 1993	91	8	0	0	99
	JANUARY-OCTOBER 1994	103	20	4	40	167
PORT HOPE	JANUARY-DECEMBER 1992	31	0	0	0	31
	JANUARY-DECEMBER 1993	10	0	0	0	10
	JANUARY-OCTOBER 1994	11	0	0	0	11

HOUSING STARTS BY TENURE
PETERBOROUGH OFFICE, 1992-1994

	YEAR-TO-DATE/YEAR	FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
PETERBOROUGH CA	JANUARY-DECEMBER 1992	202	0	6	0	208
	JANUARY-DECEMBER 1993	296	11	0	89	396
	JANUARY-OCTOBER 1994	185	15	0	0	200
LINDSAY CA	JANUARY-DECEMBER 1992	109	0	0	0	109
	JANUARY-DECEMBER 1993	90	0	0	0	90
	JANUARY-OCTOBER 1994	56	0	0	0	56
COBOURG CA	JANUARY-DECEMBER 1992	39	8	0	0	47
	JANUARY-DECEMBER 1993	104	16	6	40	166
	JANUARY-OCTOBER 1994	119	35	0	0	154
PORT HOPE	JANUARY-DECEMBER 1992	20	0	0	0	20
	JANUARY-DECEMBER 1993	11	0	0	0	11
	JANUARY-OCTOBER 1994	9	0	0	49	58

THE ECONOMY

Peterborough has yet to join in the provincial job recovery that began in 1994. After stopping and starting a number of times in recent years, the Ontario economy finally turned the corner in 1994 with a broadly based recovery. Consumers, who were absent for much of the 1990s, returned and combined with strong exports to the U.S. to boost the economy. The result has been solid employment gains. The provincial unemployment rate dropped below 10% for the first time since 1992.

Despite the provincial trend, employment growth has been limited in the Peterborough area. Fiscal restraint in the public sector and restructuring in the pharmaceutical industry have offset increased investment in other sectors. The result has been little improvement in unemployment in the Peterborough area.

While the employment situation has shown little overall improvement, unemployment for young people has fallen in the Peterborough CA in 1994. Typically, it is the younger households who choose to rent. As more people under the age of 25 found work, there was an

increase in household formation. This contributed to the lower vacancy rate in October.

Homebuyers took advantage of the best affordability in almost a decade during 1994. During the first 8 months of the year, existing homes sales jumped by 17% over the same period last year. The increased sales activity partially explains the rise in vacancies among larger bedroom types, since more renters were shifting to homeownership. Recent interest rate hikes, however, have slowed the pace of home sales. This should cause the vacancy rate for larger units to fall in 1995.

A low Canadian dollar and the construction of the new Ministry of Natural Resources building should provide a boost to the local economy in 1995. As the American economy shows few signs of slowing, the low dollar should allow exports to maintain their strength. This will be of particular assistance to the manufacturing sector. The result will be a slight easing of the unemployment rate from 13.5% in 1994 to 13.0% next year.



OUTLOOK

With few rental units being constructed, a slowly improving economy should contribute to lower vacancy rates in 1995. The vacancy rate is expected to fall to 4.3% in April and 4.0% in October.

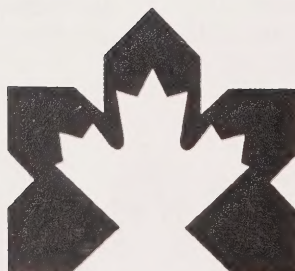
VACANCY RATES ACROSS CANADA

The vacancy rate for privately initiated apartment structures with 3 or more units was 4.6% in October 1994. This is unchanged from April, but down from 4.8% last October. Major centres in eastern Canada continue to experience the highest vacancy rates in the nation, although Edmonton, at 4.9%, had the most vacancies overall. Vancouver (0.8%) recorded the tightest rental market, followed by Toronto (1.2%), and Windsor (1.6%).

Census Agglomerations recorded a vacancy rate of 4.7% in October for private apartments. Nanaimo, B.C. (1.3%) had the lowest vacancy rate among CAs in Canada, followed closely by Barrie (1.5%). While Peterborough (4.6%) was below the national average, it was still higher than other local CAs, including Belleville (4.1%), Guelph (1.6%), and Kingston (2.9%).

Vacancy Rates For Privately Initiated Structures Three Units and Over

CMA	OCT 93	APR 94	OCT 94
Vancouver	1.1%	1.4%	0.8%
Toronto	2.0%	1.8%	1.2%
Windsor	2.7%	2.6%	1.6%
Saskatoon	2.7%	4.0%	1.8%
Victoria	1.8%	3.0%	1.9%
Hamilton	2.7%	2.7%	2.4%
Ottawa	1.8%	2.5%	2.6%
Kitchener	4.3%	4.2%	2.8%
Regina	3.6%	4.1%	3.2%
Oshawa	4.6%	4.1%	3.4%
Thunder Bay	2.7%	4.4%	4.1%
London	3.8%	4.7%	4.1%
Sudbury	3.8%	5.1%	4.3%
Calgary	5.9%	6.3%	5.1%
Winnipeg	5.9%	5.4%	5.6%
St. Catharines-Niagara	4.9%	6.0%	5.8%
Chicoutimi-Jonquiere	6.3%	5.3%	6.3%
Hull	4.5%	4.7%	6.6%
Montréal	7.7%	6.4%	6.8%
Québec	6.0%	5.7%	6.9%
St. John's	8.8%	10.6%	7.1%
Halifax	6.3%	7.2%	7.2%
Trois Rivières	6.5%	6.3%	7.4%
Sherbrooke	7.6%	6.2%	8.0%
Saint John	6.3%	8.7%	8.0%
Edmonton	6.5%	9.1%	8.9%
All CMA's in Canada	4.8%	4.6%	4.6%



A NOTE ABOUT THE TABLES

CMHC provides the largest and most thorough survey of rental apartments and row housing in Canada. Please read the technical appendix to find out how the survey is conducted and what is included in the survey. The types of rental accommodation which are not found in our survey include:

- condominiums which are individually owned and rented on a private basis; and
- structures with less than three rented units (including basement and accessory apartments).

Table headings and footnotes should be read carefully in order to accurately understand the data being presented.

DEFINITIONS

There are three universes* which comprise the total rental stock of buildings included in the survey:

- privately initiated rental apartments (in buildings containing 3 or more units) and row housing projects;
- publicly initiated row and apartment projects of three or more units. These are often referred to as assisted units. They include FP (federal/provincial) projects, non-profit co-operatives, CMHC sponsored projects, public housing, entrepreneur (limited dividend) housing, non-profit housing, and provincial housing (under HOMES NOW and various programs administered by the provincial government).

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Census Agglomerations (CAs), are designated for Census purposes and consist of smaller urban areas centred on an urbanized core with a population of at least 10,000 persons at the time of the previous Census. Their areal extent is largely defined using labour market criteria and includes a central city and surrounding areas that are closely linked to it.

In this survey, the 1991 Census boundaries as defined by Statistics Canada have been used.

TECHNICAL APPENDIX

The CMHC Rental Market Survey is conducted semi-annually and includes self-contained dwelling units in a sample of rental buildings. Since 1974, the survey has

been conducted in April and October of each year rather than in June and December as was previously the case.

In April 1987, an enhanced National Rental Market Survey System (RMSS) was introduced by CMHC. The new survey system expanded coverage to rental row and apartment structures with three or more units (previously the survey was restricted to rental apartment structures having 6 or more units). As well, the new survey extended coverage to all centres having a population of 10,000 persons or more within Ontario.

In addition, the new survey covers projects completed and on the market four or more months prior to the survey date thus allowing a 3 month period for the market absorption of newly completed units (down from the 6 month period previously allowed). Since the time allowed for market absorption has been reduced from six months to three months, vacancy rates in the new survey may be somewhat higher than they would have been under the old system.

Beginning with the April 1993 survey, 1991 Census boundaries, as defined by Statistics Canada, are used. This reduced the number of centres surveyed in Ontario from 56 to 47 because many centres became part of the redefined CMAs and CAs. The Rental Market Survey enumeration for the Peterborough CA is performed by trained individuals who, on average, survey about 100 projects each over a two-week period. Each enumerator solicits information from the landlord or superintendent of rental buildings. In cases when it is difficult to contact a respondent, enumerators are instructed to visit the site on 3 different occasions. Enumerators also receive information over the telephone when appropriate. Staff at CMHC's Toronto Branch are responsible for obtaining information from one central source when a significant number of rental buildings are managed by a property management firm.

Survey data is inputted at the Toronto Branch. The data is then analysed by CMHC's National Office, who undertake appropriate weighting and editing. The results presented in this report are taken from tables produced by CMHC's National Office.

Vacancy rates have been calculated by structure size, geographic area, and number of bedrooms. In addition, average rents have been calculated by structure size, geographic area, and number of bedrooms for both vacant and occupied units. Because of the limited size of this report, some tables have not been included. Should you require further information, please contact Bill Johnston, Market Analyst at the Toronto Branch at 416-781-2451, Ext. 7031.

*The universe is the total inventory of dwelling units in buildings of a specific type within the survey area.

STAY INFORMED WITH CMHC MARKET ANALYSIS PUBLICATIONS

CMHC is your primary source of housing market information and analysis.

The following reports are published locally across Canada and are currently offered free of charge. For information on the Toronto, Oshawa, Barrie area, and Peterborough area, please contact Bev Doucette at 416-789-8708. For reports on areas across Canada, contact the appropriate CMHC office.

LOCAL HOUSING MARKET REPORT

Produced by local market analysts, this report summarizes, monthly or quarterly, statistics on housing and the economy. The reports contain comment, analysis, and topical issues pertaining to local housing markets.

RENTAL MARKET REPORT

This report provides current vacancy and rent statistics on a semi-annual basis of local markets. The report is based on a survey of privately and publicly initiated apartment and row structures of three or more units offered for rent.

REAL ESTATE FORECAST

Produced primarily for real estate professionals, this report includes forecasts of the local economy, interest rates and key housing indicators such as sales, prices, and listings. It is produced semi-annually (spring and fall).

BUILDERS' FORECAST

This report summarizes and forecasts components of the new housing market such as interest rates, sales, starts, and supplies of land, labour, and materials. It is produced in the spring and fall.

RETIREMENT HOME SURVEY

A report produced to indicate the state of the retirement home market in the Toronto Branch Territory. Vacancy rates, per diem rates, and new construction of retirement homes are summarized annually.

CONDOMINIUM STUDY

The Condominium Study is produced annually as a supplement to the Rental Market Survey. A sample of condominium buildings are surveyed to determine the breakdown of renter-occupied and owner-occupied units, vacancy rates, and the supply available for sale or rent. The study is prepared for the Toronto CMA and information is reported by regional municipality only.



—— VACANCY AND RENT SUMMARY TABLES ——

**SUMMARY RESULTS, BACHELOR UNITS
ALL PRIVATE ROWS AND APARTMENTS
PETERBOROUGH OFFICE, OCTOBER 1994**

LOCATION	PREVIOUS VACANCY RATES				OCTOBER 1994 SUMMARY			
	OCTOBER 1992	APRIL 1993	OCTOBER 1993	APRIL 1994	OCTOBER 1994	VACANT UNITS	SIZE OF UNIVERSE	AVERAGE RENT
Peterborough CA	0.9	2.3	1.0	4.9	2.2	4	161	\$338
Cobourg	0.0	2.6	0.0	9.4	6.3	2	32	\$406
Lindsay CA	10.3	19.2	1.4	3.7	5.1	4	84	\$360
Port Hope	*	*	*	*	0.0	0	11	*

*Sample too small or not available

NOTE: Totals and subtotals may not add up exactly due to rounding

**SUMMARY RESULTS, 1-BEDROOM UNITS
ALL PRIVATE ROWS AND APARTMENTS
PETERBOROUGH OFFICE, OCTOBER 1994**

LOCATION	PREVIOUS VACANCY RATES				OCTOBER 1994 SUMMARY			
	OCTOBER 1992	APRIL 1993	OCTOBER 1993	APRIL 1994	OCTOBER 1994	VACANT UNITS	SIZE OF UNIVERSE	AVERAGE RENT
Peterborough CA	5.4	4.9	6.7	5.2	3.7	58	1562	\$541
Cobourg	3.7	7.4	3.6	5.1	6.3	16	255	\$539
Lindsay CA	2.1	3.2	2.9	2.6	1.7	11	605	\$534
Port Hope	8.1	8.8	9.5	11.2	4.4	7	152	\$616

NOTE: Totals and subtotals may not add up exactly due to rounding



**SUMMARY RESULTS, 2-BEDROOM UNITS
ALL PRIVATE ROWS AND APARTMENTS
PETERBOROUGH OFFICE, OCTOBER 1994**

LOCATION	PREVIOUS VACANCY RATES				OCTOBER 1994 SUMMARY			
	OCTOBER 1992	APRIL 1993	OCTOBER 1993	APRIL 1994	OCTOBER 1994	VACANT UNITS	SIZE OF UNIVERSE	AVERAGE RENT
Peterborough CA	3.0	4.3	4.1	4.7	4.7	144	3101	\$641
Cobourg	6.3	3.7	3.4	2.6	3.0	15	502	\$642
Lindsay CA	1.3	1.5	1.6	1.0	1.0	6	604	\$665
Port Hope	2.6	4.5	5.1	3.8	3.8	6	157	\$676

NOTE: Totals and subtotals may not add up exactly due to rounding

**SUMMARY RESULTS, 3-BEDROOM UNITS
ALL PRIVATE ROWS AND APARTMENTS
PETERBOROUGH OFFICE, OCTOBER 1994**

LOCATION	PREVIOUS VACANCY RATES				OCTOBER 1994 SUMMARY			
	OCTOBER 1992	APRIL 1993	OCTOBER 1993	APRIL 1994	OCTOBER 1994	VACANT UNITS	SIZE OF UNIVERSE	AVERAGE RENT
Peterborough CA	2.7	4.4	3.3	4.2	4.9	30	599	\$691
Cobourg	1.3	1.3	1.3	0.0	0.0	0	75	\$692
Lindsay CA	4.2	2.7	0.0	5.5	1.4	1	75	\$754
Port Hope	0.0	0.0	0.0	*	*	*	*	\$876

NOTE: Totals and subtotals may not add up exactly due to rounding



**ESTIMATED PRIVATE UNIVERSE AND NUMBER OF VACANT UNITS (6+, 3+, AND ROW)
PETERBOROUGH OFFICE, OCTOBER 1994**

LOCATION	6+APT VACANT	PRIVATE 6+ APT	6+APT VACANCY RATE	3+ APT VACANT	PRIVATE 3+ APT	3+APT VACANCY RATE	ROW VACANT	PRIVATE ROW	ROW VACANCY RATE
Peterborough CA	192	4070	4.7	230	5006	4.6	8	443	1.8
Cobourg	31	789	4.0	33	838	4.0	0	27	0.0
Lindsay CA	14	1098	1.2	22	1362	1.6	*	*	*
PortHope	12	311	3.8	13	319	4.0	*	*	*

* Sample size too small or not available

NOTE: Totals and subtotals may not add up exactly due to rounding

**ESTIMATED PRIVATE AND PUBLIC UNIVERSE AND NUMBER OF VACANT UNITS, TOTALS
PETERBOROUGH OFFICE, OCTOBER 1994**

LOCATION	PRIVATE VACANT	PRIVATE UNIVERSE	PRIVATE VACANCY RATE	ASSISTED VACANT	ASSISTED UNIVERSE	ASSISTED VACANCY RATE	OVERALL VACANT	OVERALL UNIVERSE	OVERALL VACANCY RATE
Peterborough CA	238	5449	4.4	7	2216	0.3	245	7665	3.2
Cobourg	33	865	3.8	5	780	0.6	38	1645	2.3
Lindsay CA	22	1371	1.6	0	468	0.0	22	1839	1.2
Port Hope	13	337	3.8	0	110	0.0	13	447	2.9

* Sample size too small or not available

NOTE: Totals and subtotals may not add up exactly due to rounding



**ONTARIO VACANCY RESULTS, PRIVATELY INITIATED ROW AND APARTMENT UNITS
COMPLETED PRIOR TO JULY 1994
OCTOBER 1994**

SURVEY AREA	APARTMENTS SIX UNITS AND OVER			APARTMENTS THREE UNITS AND OVER			ROW UNITS		
CMAs	VACANCY			VACANCY			VACANCY		
	UNIVERSE	VACANCIES	RATE	UNIVERSE	VACANCIES	RATE	UNIVERSE	VACANCIES	RATE
Hamilton CMA *	40724	859	2.1	43110	1023	2.4	3142	83	2.6
Kitchener CMA *	24928	701	2.8	26122	722	2.8	4185	164	3.9
London CMA *	36343	1411	3.9	39814	1639	4.1	4946	112	2.3
Oshawa CMA *	10479	349	3.3	11138	377	3.4	1782	43	2.4
Ottawa CMA (Ontario Part) *	56985	1501	2.6	60950	1595	2.6	9750	147	1.5
St. Catharines CMA *	13883	755	5.4	16663	963	5.8	1030	39	3.8
Sudbury CMA *	8475	325	3.8	10694	459	4.3	1045	22	2.1
Thunder Bay CMA *	4333	177	4.1	5318	217	4.1	227	17	7.5
Toronto CMA *	286702	3438	1.2	297970	3712	1.2	8841	129	1.5
Windsor CMA *	12768	194	1.5	14657	230	1.6	697	12	1.7
Sub-Total CMAs	495620	9710	2.0	526436	10937	2.1	35645	768	2.2
CA's 50,000+ Population									
Barrie CA *	2865	32	1.1	3260	49	1.5	343	8	2.3
Belleville CA *	5279	207	3.9	6014	248	4.1	112	5	4.5
Brantford CA *	3711	119	3.2	4566	140	3.1	747	19	2.5
Cornwall CA *	2137	111	5.2	3459	208	6.0	39	0	.0
Guelph CA *	6394	103	1.6	6754	107	1.6	1246	9	.7
Kingston CA *	9677	290	3.0	11295	333	2.9	316	14	4.4
North Bay CA *	2304	80	3.5	3260	150	4.6	535	25	4.7
Peterborough CA *	4070	192	4.7	5006	230	4.6	443	8	1.8
Sarnia CA *	4985	370	7.4	5465	422	7.7	1091	101	9.3
Sault Ste. Marie CA *	4003	89	2.2	4800	117	2.4	211	3	1.4
Sub-Total CA's 50,000+	45425	1593	3.5	53879	2004	3.7	5083	192	3.8

* CMAs, CAs and Centres 10,000+ population surveyed prior to April 1987

**ONTARIO VACANCY RESULTS, PRIVATELY INITIATED ROW AND APARTMENT UNITS
COMPLETED PRIOR TO JULY 1994
OCTOBER 1994**

SURVEY AREA CMAs	APARTMENTS SIX UNITS AND OVER			APARTMENTS THREE UNITS AND OVER			ROW UNITS		
	UNIVERSE	VACANCIES	VACANCY RATE	UNIVERSE	VACANCIES	VACANCY RATE	UNIVERSE	VACANCIES	VACANCY RATE
Bracebridge Town	233	9	3.9	270	12	4.6	**	**	**
Brockville CA	2040	47	2.3	2344	60	2.5	46	1	2.2
Chatham CA *	2883	115	4.0	3915	142	3.6	96	3	3.1
Cobourg CA	789	31	4.0	838	33	4.0	27	0	.0
Collingwood CA	504	11	2.3	666	22	3.3	51	12	23.5
Dunnville Town	67	1	1.5	82	2	2.7	**	**	**
Elliot Lake CA	1407	261	18.5	1423	268	18.8	343	33	9.6
Haileybury CA	203	17	8.5	371	26	7.0	**	**	**
Haldimand Town	290	0	.0	321	0	.0	**	**	**
Hawkesbury CA	414	30	7.4	633	41	6.4	**	**	**
Huntsville Town	218	19	8.8	303	25	8.3	**	**	**
Kapuskasing CA	325	37	11.5	599	61	10.1	**	**	**
Kenora CA	201	4	2.0	298	5	1.7	**	**	**
Kirkland Lake CA	457	62	13.5	925	130	14.1	**	**	**
Leamington CA *	1178	56	4.8	1270	59	4.7	29	2	6.9
Lindsay CA	1098	14	1.2	1362	22	1.6	**	**	**
Midland CA	899	26	2.9	1130	44	3.9	55	0	.0
Nanticoke City	107	2	3.0	151	6	5.6	**	**	**
Orillia CA	1087	16	1.5	1592	36	2.2	257	10	3.9
Owen Sound CA	1421	70	4.9	1872	105	5.6	**	**	**
Pembroke CA (Ontario Part)	694	10	1.4	946	17	1.7	**	**	**
Port Hope Town	311	12	3.8	319	13	4.0	**	**	**
Simcoe CA	359	7	2.0	543	11	2.0	34	0	.0
Stratford CA	1784	47	2.6	2016	58	2.9	156	0	.0
Strathroy Town	351	18	5.0	419	21	5.0	54	7	13.0
Tillsonburg CA	755	28	3.7	868	36	4.2	51	0	.0
Timmins CA	979	55	5.6	1660	113	6.8	213	19	8.9
Wallaceburg CA	383	16	4.2	464	21	4.5	97	1	1.0
Woodstock CA *	1563	35	2.2	1871	43	2.3	771	27	3.5
Sub-Total CA's etc. 10,000 to 50,000 Population	23000	1056	4.6	29471	1432	4.9	2403	121	5.0
Sub-Total All CAs etc.	68425	2649	3.9	83350	3436	4.1	7486	313	4.2
TOTAL Ontario	564045	12359	2.2	609786	14373	2.4	43131	1081	2.5

* CMAs, CAs and Centres 10,000+ population surveyed prior to April 1987

** Sample size too small or not available

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER (PRIVATELY INITIATED), SELECTED AREAS IN CANADA

	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994													
	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT												
Barrie	1	1	2	4	0	1	2	1.9	2	0	1	1.8	2.1	2.7	3.1	2.4	1.1	2.8	1.7	2.8	1.1	Barrie		
Belleville	1.3	1.0	1.3	1.1	1.0	5	1.2	1.2	2.3	1.5	1.8	1.5	1.6	2.9	3.6	3.9	Belleville
Brantford	2.5	1.5	1.0	4	5	3	1	2	4	4	5	3	5	7	1.9	2.5	1.7	2.7	2.0	4.5	4.5	3.2	5.0	Brantford
Calgary*	13.8	9.6	6.9	2.7	3.1	3.9	5.4	4.3	3.8	2.3	1.8	1.2	2.9	2.0	4.2	3.8	5.3	5.6	7.1	5.9	6.2	5.4	6.9	Chicoutimi-Jonquiere*
Chicoutimi-Jonquiere*	1.9	1.7	1.8	3.2	4.0	9.0	8.9	10.5	7.2	7.7	5.3	5.1	3.6	6.2	5.7	6.9	5.5	7.5	6.5	6.9	5.4	6.9	Chicoutimi-Jonquiere*	
Cornwall	1.0	6	1.2	2.8	1.3	1.2	9	1.3	1.4	2.6	1.6	3.0	3.3	4.0	5.3	4.7	5.4	5.4	4.7	4.3	3.9	5.2	Cornwall	
Edmonton*	11.4	9.5	7.4	4.4	4.5	4.1	5.5	5.6	6.8	4.4	3.6	2.1	2.6	1.8	3.5	2.3	3.8	4.0	5.5	6.4	9.1	8.9	Edmonton*	
Guelph	3	2	6	1	4	1	0	2	1	1	0	1	2	1.1	3	5	1.7	2.5	3.0	2.6	3.5	1.6	Guelph	
Halifax*	9	4	7	6	2.0	2.3	3.9	4.4	4.7	4.3	4.4	3.3	4.1	3.6	4.1	5.0	5.6	5.9	7.1	6.5	7.3	7.3	Halifax*	
Hamilton*	9	5	4	4	5	3	3	3	3	4	4	5	7	1.2	1.3	1.4	2.2	2.1	2.7	2.5	2.4	2.1	Hamilton*	
Kingston	1	1	7	1.3	1.8	1.3	1.7	1.1	1.2	4	9	3	9	8	1.1	1.6	2.5	1.8	3.3	2.5	3.2	3.0	Kingston	
Kitchener*	7	6	4	4	4	2	4	2	5	4	5	6	1.3	1.3	4.9	4.4	4.2	4.4	5.4	4.4	4.2	2.8	Kitchener*	
London*	2.4	1.0	9	4	5	7	1.0	1.0	9	2.1	3.1	2.7	3.2	2.8	4.0	3.8	4.1	3.4	3.7	3.8	4.7	3.9	London*	
Montreal*	2.6	2.5	2.0	1.6	1.3	1.8	1.7	3.6	3.9	4.0	3.8	4.9	4.6	5.9	5.6	7.8	6.8	8.4	6.7	8.2	6.8	7.5	Montreal*	
North Bay	5	3	4	2	3	7	1.1	4	4	1.4	1.5	4	1.7	1	8	7	3.5	2.6	7.2	5.8	8.2	3.5	North Bay	
Oshawa*	1.5	3	1	1	2	2	1	3	3	4	2	7	1.5	1.6	3.7	3.4	4.5	6.1	5.6	4.6	4.0	3.3	Oshawa*	
Ottawa-Hull*	3	4	1.1	1.3	2.3	3.0	3.0	3.1	2.9	2.1	2.2	1.7	2.3	1.2	1.9	1.5	1.8	1.8	2.1	2.4	3.1	3.5	Ottawa-Hull*	
Ottawa*	3	3	9	8	1.5	1.9	2.1	1.6	1.9	1.6	2.0	1.3	1.9	5	1.1	7	1.3	1.3	1.7	1.8	2.6	2.6	Ottawa*	
Hull*	7	8	2.5	4.3	6.0	8.2	7.7	10.7	7.2	4.5	3.5	3.2	3.9	4.2	5.5	4.9	4.1	3.8	3.8	5.1	5.2	6.9	Hull*	
Peterborough	4	4	6	4	1.5	1.1	9	6	2.9	2.1	2.0	1.0	1.5	2.3	2.5	2.7	3.5	3.1	3.5	4.9	4.2	4.7	Peterborough	
Quebec City*	3.2	1.9	1.3	1.5	1.5	3.2	3.0	5.6	5.2	5.2	4.0	4.6	4.3	6.1	4.7	5.7	5.2	6.7	5.3	6.2	5.9	7.1	Quebec City*	
Regina*	3.0	1.8	3.9	3.1	5.4	3.4	4.1	2.6	4.9	5.4	8.1	6.5	7.6	5.0	5.5	5.6	5.3	3.6	4.6	3.5	4.2	3.1	Regina*	
St. Catharines-Niagara*	1.0	8	6	3	7	8	1.0	5	1.2	1.0	1.1	9	1.6	1.9	2.6	2.7	2.7	3.4	5.2	4.9	5.9	5.4	St. Catharines-Niagara*	
St. John's	4.6	4.5	4.3	3.1	5.1	4.8	5.4	4.2	3.8	3.5	4.3	3.0	2.3	3.3	4.2	4.6	5.7	6.4	8.0	6.6	9.0	7.6	St. John's	
St. John's*	4.7	1.8	3.7	2.0	7.5	4.9	9.1	10.1	10.8	8.8	7.7	5.0	4.9	1.6	5.0	7.3	7.4	5.7	7.8	9.1	10.4	6.9	St. John's*	
Sarnia	3.4	2.8	2.8	2.3	4.4	6.2	6.1	6.3	4.7	2.9	2.6	2.6	2.7	2.5	2.6	1.9	2.5	4.2	4.5	6.1	7.7	7.4	Sarnia	
Saskatoon*	4.8	1.1	3.5	2.5	5.6	2.8	4.7	4.3	8.6	8.8	10.2	8.8	10.2	7.5	8.1	6.0	7.7	4.4	6.8	2.7	4.0	1.8	Saskatoon*	
Sault Ste. Marie	2.1	1.4	1.5	1.0	1.9	4.2	4.6	2.6	5	3	2	2	7	8	1.5	1.7	2.2	1.9	2.7	2.3	3.2	2.2	Sault Ste. Marie	
Sherbrooke*	...	...	...	...	...	...	4.8	6.5	6.6	8.6	7.6	9.4	7.8	10.5	9.8	10.7	9.3	10.0	8.9	8.4	6.7	8.5	Sherbrooke*
Sudbury*	9	8	1.0	6	1.0	9	1.1	1.0	1.2	3	8	3	5	7	9	5	2.2	2.8	5.2	3.4	4.8	3.8	Sudbury*	
Thunder Bay*	1.4	4	4	6	1.1	2.4	3.1	2.1	2.1	1.1	1.4	6	1.4	9	1.2	7	1.7	2.4	3.2	2.4	4.3	4.1	Thunder Bay*	
Toronto*	8	6	5	4	3	1	1	1	2	2	2	3	7	9	1.5	1.7	1.9	2.0	2.0	1.9	1.8	1.2	Toronto*	
Trois Rivières*	2.7	2.2	2.4	2.1	2.7	6.7	6.1	9.0	6.9	6.2	5.8	5.6	6.2	8.1	7.6	9.0	8.1	7.4	7.1	7.0	6.6	7.8	Trois Rivières*	
Vancouver*	2.4	2.2	2.8	2.2	9	9	2.3	1.1	1.0	4	5	4	9	9	2.3	2.2	2.8	1.6	2.0	1.1	1.4	8	Vancouver*	
Vancouver*	3.7	2.2	3.3	1.9	2.4	6	1.1	4	1.0	3	7	2	7	3	1.4	8	2.7	1.5	2.0	1.8	3.1	1.9	Victoria*	
Windsor*	1.0	7	7	7	5	1.0	1.1	7	1.1	8	1.0	1.0	2.2	2.2	3.8	3.0	3.2	3.0	2.7	2.3	2.2	1.5	Windsor*	
Winnipeg*	1.0	8	9	9	1.1	1.6	2.0	2.8	3.0	4.3	4.6	6.5	5.7	6.4	5.8	6.6	5.9	6.1	5.7	5.8	5.4	5.6	Winnipeg*	
TOTAL (CMA's only)	2.7	2.2	1.9	1.4	1.4	1.6	1.9	2.5	2.7	2.6	2.5	2.8	2.9	3.3	3.8	4.4	4.4	4.8	4.5	4.8	4.6	4.6	4.6	TOTAL (CMA's only)

* Census Metropolitan Areas (CMA's)

... Data not available

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER (PRIVATELY AND PUBLICLY INITIATED), SELECTED AREAS IN CANADA

Barrie	1	.1	.0	.2	.4	.0	.1	.2	1.7	.2	.0	.2	1.8	2.5	4.0	3.1	2.5	1.0	Barrie
Belleville	***	***	***	***	***	***	1.1	.9	1.2	1.0	.9	.4	1.0	1.1	2.0	1.3	2.4	3.3	Belleville
Brantford	1.9	1.3	.9	.6	.4	.3	.1	.1	.3	.3	.4	.3	.7	.7	1.5	2.1	3.4	2.7	Brantford
Calgary*	13.4	10.1	7.7	3.7	3.9	4.4	5.3	4.3	3.9	2.4	2.0	1.4	2.6	2.0	3.8	5.1	5.3	4.8	Calgary*
Chicoutimi-Jonquiere*	1.6	1.3	1.4	2.5	2.9	6.7	6.5	7.8	5.2	5.5	3.7	3.9	2.6	4.7	4.2	5.7	5.5	5.3	Chicoutimi-Jonquiere*
Cornwall	.5	.5	.8	1.6	.9	.8	.6	1.3	1.0	2.2	1.5	2.3	2.4	3.0	3.9	3.7	3.1	4.0	Cornwall
Edmonton*	11.2	9.7	7.9	4.9	5.1	4.6	5.8	5.8	6.8	4.5	3.8	2.4	2.8	2.0	3.5	3.8	6.1	8.7	Edmonton*
Guelph	.3	.2	.8	.2	.5	.2	.0	.2	.1	.1	.0	.1	.2	1.0	.3	2.2	2.2	1.5	Guelph
Halifax*	.8	.4	.7	.6	1.9	2.3	3.8	4.2	4.2	4.1	4.3	3.5	4.5	3.9	4.3	6.5	7.0	7.3	Halifax*
Hamilton*	.8	.7	.5	.5	.7	.6	.2	.5	.4	.5	.4	.4	.7	1.1	1.3	2.2	2.9	2.5	Hamilton*
Kingston	.2	.1	.6	1.1	1.5	1.2	1.5	1.0	1.1	.4	.8	.3	.8	.8	1.2	1.7	2.5	2.6	Kingston
Kitchener*	.6	.6	.4	.4	.4	.2	.4	.2	.4	.4	.5	.5	1.2	1.3	4.4	4.0	4.0	2.5	Kitchener*
London*	2.2	1.0	.9	.4	.6	.6	.9	.9	.8	1.9	2.8	2.5	2.9	2.6	3.7	3.2	3.5	3.6	London*
Montreal*	2.5	2.4	1.9	1.6	1.3	1.8	1.6	3.4	3.8	3.8	3.6	4.7	4.5	5.6	5.3	7.8	7.6	6.9	Montreal*
North Bay	.4	.2	.3	.1	.2	.5	.8	.3	.3	1.0	1.1	.4	1.2	.1	.6	1.8	3.8	2.2	North Bay
Oshawa*	1.3	.3	.1	.1	.2	.2	.1	.3	.2	.3	.2	.6	1.2	1.3	3.1	5.1	4.0	2.7	Oshawa*
Ottawa-Hull*	.3	.3	1.0	1.2	2.0	2.6	2.6	2.7	2.7	1.9	2.0	1.6	2.0	1.1	1.7	1.6	2.1	3.0	Ottawa-Hull*
Ottawa*	.2	.3	.8	.7	1.3	1.7	1.8	1.4	1.7	1.5	1.8	1.3	1.8	.4	.9	1.2	1.5	2.3	Ottawa*
Hull*	.6	.7	2.1	3.5	4.8	6.4	6.2	8.6	6.1	3.9	3.0	2.7	3.2	3.8	4.8	3.4	4.5	5.8	Hull*
Peterborough	.3	.3	.4	.3	1.2	.9	.9	.4	2.5	1.7	1.7	.9	1.3	1.8	2.0	2.4	3.8	3.5	Peterborough
Quebec City*	2.8	1.6	1.1	1.4	1.3	2.7	2.6	4.8	4.5	4.5	3.7	3.9	3.7	5.3	4.1	6.1	5.3	6.5	Quebec City*
Regina*	2.8	1.6	3.5	2.7	4.6	2.9	3.5	2.2	4.2	4.7	7.1	5.5	6.5	4.4	4.8	3.1	3.1	2.7	Regina*
St. Catharines-Niagara*	.9	.8	.6	.3	.6	.7	.9	.5	1.0	.8	1.0	.7	1.4	1.7	2.2	3.0	4.0	4.5	St. Catharines-Niagara*
St. John*	3.8	3.8	3.8	2.5	4.6	4.4	5.0	4.3	3.7	3.4	3.7	2.4	2.1	2.9	3.8	5.5	6.0	8.1	St. John*
St. John's*	3.8	1.5	2.9	1.6	5.8	3.9	7.2	7.8	8.5	7.0	6.0	4.0	4.0	1.3	4.0	4.5	7.5	6.0	St. John's*
Sarnia	3.1	2.6	2.6	2.2	4.1	5.7	5.8	5.8	4.3	2.6	2.3	2.3	2.5	2.2	2.3	3.7	5.4	6.6	Sarnia
Saskatoon*	4.3	1.2	3.2	2.3	5.0	2.6	4.1	4.0	7.6	7.8	9.1	7.9	9.1	6.9	7.3	4.0	2.4	1.7	Saskatoon*
Sault Ste. Marie	2.1	1.3	1.4	.8	1.7	3.8	3.7	2.3	.5	.3	.3	.2	.6	.7	1.3	1.6	1.7	1.7	Sault Ste. Marie
Sherbrooke*	***	***	***	***	***	***	4.4	6.1	6.0	7.9	7.1	8.9	7.3	9.9	9.1	9.6	7.7	7.9	Sherbrooke*
Sudbury*	.7	.6	.8	.5	.9	.7	.8	.8	.9	.4	.6	.2	.4	.5	.8	2.2	2.7	3.3	Sudbury*
Thunder Bay*	1.0	.3	.3	.4	.7	1.6	2.2	1.6	1.5	.9	1.2	.4	.9	.6	.8	1.7	1.7	2.6	Thunder Bay*
Toronto*	.8	.6	.6	.4	.4	.1	.2	.1	.2	.1	.2	.3	.6	.7	1.3	1.8	1.7	1.1	Toronto*
Trois Rivières*	2.3	1.9	2.0	1.8	2.3	5.8	5.5	8.0	6.2	5.6	5.2	5.0	5.4	7.2	7.1	7.2	6.3	7.0	Trois Rivières*
Vancouver*	2.1	2.1	2.6	2.1	.8	.9	.9	2.1	1.0	.9	.4	.4	.8	.8	2.0	1.4	1.0	.7	Vancouver*
Victoria*	3.5	2.1	3.0	1.8	2.3	.6	1.0	.3	1.0	.3	.6	.2	.7	.3	1.3	1.4	1.6	1.8	Victoria*
Windsor*	1.1	.9	.7	.7	.5	.8	1.0	.5	.9	.6	.9	.9	1.8	1.8	3.0	2.6	2.0	1.7	Windsor*
Winnipeg*	1.0	.8	.8	.9	1.1	1.5	1.8	2.5	2.7	2.7	3.9	4.2	6.0	5.3	5.9	5.9	5.8	5.4	Winnipeg*
TOTAL (CMA's only)	2.5	2.1	1.9	1.4	1.4	1.6	1.8	2.2	2.5	2.3	2.3	2.5	2.7	3.0	3.4	4.3	4.3	4.1	TOTAL (CMA's only)

* Census Metropolitan Areas (CMA's)

... Data not available



CAI
MH
- R24

CMHC  SCHL

October 1995

Helping to
house Canadians

Question habitation,
comptez sur nous



Peterborough CA/ Belleville CA

and Cobourg CA, Lindsay CA, Port Hope, Trenton

**RENTAL
MARKET
REPORT**

**RAPPORT
SUR LES
LOGEMENTS
LOCATIFS**

HIGHLIGHTS OF THE OCTOBER 1995 RENTAL MARKET SURVEY

Peterborough Territory

- . The vacancy rate for privately initiated rental row and apartments with 3 or more units in October 1995 was:
 - . 3.4% in the Peterborough CA,
 - . 4.0% in the Lindsay CA,
 - . 3.3% in Cobourg, and
 - . 10.9% in Port Hope.
- . The vacancy rate in the Peterborough CA has decreased from 4.5% in April and 4.4% in October 1994.
- . Rents were sluggish in spite of a tighter rental market.
- . The assisted vacancy rate for the Peterborough area increased marginally to 0.4%, up from 0.3% recorded last year.
- . New rental construction will remain weak for the Peterborough area, at least in the short term.
- . The Peterborough vacancy rate should remain constant at 3.4% in October 1996.

CMHC RENTAL MARKET SURVEY - PETERBOROUGH CA
October 1995

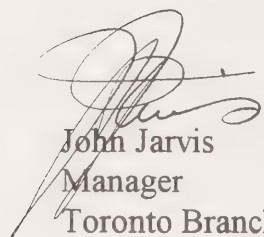
We are pleased to provide you with the results of our annual Rental Market Survey for the Peterborough Census Area.

The rental universe surveyed includes buildings containing three or more self-contained units and row structures. Privately initiated and assisted rental structures were surveyed in the October 1995 survey.

Vacancy rates for privately and publicly initiated units were recorded in the October 1995 survey. Average rents for vacant and all units were collected for privately initiated structures only.

Information was obtained through interviews with apartment owners, property management representatives and/or building superintendents, to whom we extend our thanks and appreciation. Without their co-operation, this report would not have been possible.

Should you have any questions about the survey, or wish additional information that is not presented in this report, please contact Robert Genier, Market Analyst at the Toronto Branch at (416) 781-2451 ext. 7031.


John Jarvis
Manager
Toronto Branch



PETERBOROUGH CA

VACANCY RESULTS

Lack of new rental stock in the Peterborough Census Agglomeration (CA) contributed to a tightening of the rental market. The rate dropped to 3.4% for all private rows and apartments from 4.5% recorded in April 1994, and 4.4% recorded a year earlier.

In addition to supply concerns, increased demand for rental units has resulted in lower vacancy rates for all bedroom types. Higher mortgage rates have reduced affordability. Therefore reduced homeownership demand has also increased rental demand. This increase in rental demand is magnified by the improvement in the household formation rate for the 25 to 44 age group. They have benefited from significant growth in employment at the expense of the 45+ age group.

As a consequence, the vacancy rate in large units has had a more pronounced drop. The 2-bedroom vacancy rate dropped to 3.7% down from 4.7% recorded a year earlier and 3-bedrooms dropped to 2.2% from the 4.9% high of last year.

The vacancy rate for bachelor units dropped

to 1.6% down from the 2.2% recorded a year earlier. The 1-bedroom rate decreased marginally to 3.5% from 3.7%. While other age groups experience turbulence in terms of employment levels, the 18 to 25 group has remained constant. Young renters tend to rent smaller and more affordable accommodations.

In the Peterborough area, only Cobourg recorded a lower rate than the previous year. Lindsay CA and Port Hope recorded higher vacancy rates. In addition, information on the Belleville CA rental market is included later in this report.

The assisted rental market also remained tight with the exception of Port Hope.

VACANCY RATES

ALL ASSISTED ROW AND APARTMENTS PETERBOROUGH AREA, OCTOBER 1995

LOCATION	OCTOBER 1994	OCTOBER 1995
COBOURG	0.6	0.0
LINDSAY CA	0.0	0.2
PETERBOROUGH CA	0.3	0.4
PORT HOPE	0.0	5.1

VACANCY RATES

ALL PRIVATE ROW AND APARTMENTS PETERBOROUGH AREA, OCTOBER 1995

	OCTOBER 1993	APRIL 1994	OCTOBER 1994	APRIL 1995	OCTOBER 1995	VACANT UNITS	SIZE OF UNIVERSE
Cobourg	3.1	3.4	3.8	2.9	3.3	28	859
Lindsay CA	2.0	2.1	1.6	2.6	4.0	55	1370
Peterborough CA	4.7	4.8	4.4	4.5	3.4	187	5469
Port Hope	6.6	6.8	3.8	6.6	10.9	37	339

**VACANCY RATES BY BEDROOM TYPE
ALL PRIVATE ROWS AND APARTMENTS
PETERBOROUGH AREA, OCTOBER 1995**

LOCATION	BACHELOR	1-BEDROOM	2-BEDROOM	3-BEDROOM
Cobourg	9.4	4.4	2.4	2.7
Lindsay CA	10.3	4.3	3.0	1.6
Peterborough CA	1.6	3.5	3.7	2.2
Port Hope	0.0	14.1	9.0	*

RENTS

Rents remained flat, for all unit sizes, in spite of increased demand for rental units in the Peterborough CA. Rents for 1 and 3-bedrooms remained unchanged while bachelor and 2-bedroom units dropped slightly. Sufficient supply of empty apartments enabled extra demand to be absorbed without upward pressure on prices. Rent changes in other Municipalities reflect local conditions.

Older structures have cheaper rents and higher vacancies reflecting consumers preferences for better quality. Newer structures possess higher rents reflecting better amenities. For a minimal fee, CMHC is offering detailed tables that examine vacancy rates by rent range and age of structure, as well as average rents by age of structure.

**AVERAGE RENTS BY BEDROOM TYPE
ALL PRIVATE ROWS AND APARTMENTS
PETERBOROUGH AREA**

LOCATION	BACHELOR			1-BEDROOM			2-BEDROOM			3-BEDROOM		
	Oct 94	Oct 95	%Chg	Oct 94	Oct 95	%Chg	Oct 94	Oct 95	%Chg	Oct 94	Oct 95	%Chg
Cobourg	\$406	\$401	-1.2%	\$539	\$528	-2.0%	\$642	\$642	0.0%	\$692	\$717	3.6%
Lindsay CA	\$360	\$369	2.5%	\$534	\$552	3.4%	\$665	\$675	1.5%	\$754	\$775	2.8%
Peterborough CA	\$338	\$336	-0.6%	\$541	\$541	0.0%	\$641	\$639	-0.3%	\$691	\$691	0.0%
Port Hope	*	*	*	\$616	\$598	-2.9%	\$676	\$766	13%	\$876	\$892	1.8%



SUPPLY OF RENTAL UNITS

A lack of government funding has limited the number of new assisted rental units over the past few years. There were only 89 new assisted units in 1994 for the Peterborough CA. The supply of rental units should remain tight, in the short term, given the recently announced cancellation of the program. For private rentals, flat real estate

prices have offered little encouragement to investors in the past few years. The exception being a privately funded, 105 unit senior residence.

Other areas within the Peterborough Territory generally followed the same trend of limited new rental supply. Port Hope is the exception with a 49 unit assisted project completed in 1995.

HOUSING COMPLETIONS BY TENURE PETERBOROUGH AREA, 1993-1995

	YEAR-TO-DATE/YEAR	FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
COBOURG	JANUARY-DECEMBER 1993	91	8	0	0	99
	JANUARY-DECEMBER 1994	129	45	4	40	218
	JANUARY-OCTOBER 1995	68	32	0	0	100
LINDSAY CA	JANUARY-DECEMBER 1993	85	0	0	0	85
	JANUARY-DECEMBER 1994	77	0	0	0	77
	JANUARY-OCTOBER 1995	41	0	0	0	41
PETERBOROUGH	JANUARY-DECEMBER 1993	279	0	6	71	356
	JANUARY-DECEMBER 1994	264	11	0	89	364
	JANUARY-OCTOBER 1995	148	15	0	0	163
PORT HOPE	JANUARY-DECEMBER 1993	10	0	0	0	10
	JANUARY-DECEMBER 1994	14	0	0	0	14
	JANUARY-OCTOBER 1995	0	0	0	49	49

HOUSING STARTS BY TENURE PETERBOROUGH AREA, 1993-1995

	YEAR-TO-DATE/YEAR	FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
COBOURG	JANUARY-DECEMBER 1993	104	16	6	40	166
	JANUARY-DECEMBER 1994	141	43	0	0	184
	JANUARY-OCTOBER 1995	45	34	0	0	79
LINDSAY CA	JANUARY-DECEMBER 1993	90	0	0	0	90
	JANUARY-DECEMBER 1994	65	0	0	0	65
	JANUARY-OCTOBER 1995	42	0	0	0	42
PETERBOROUGH	JANUARY-DECEMBER 1993	296	11	0	89	396
	JANUARY-DECEMBER 1994	215	15	0	0	230
	JANUARY-OCTOBER 1995	159	51	105	0	315
PORT HOPE	JANUARY-DECEMBER 1993	11	0	0	0	11
	JANUARY-DECEMBER 1994	9	0	0	49	58
	JANUARY-OCTOBER 1995	1	0	0	0	1

BELLEVILLE CA

VACANCY RATE

New rental supply in the town of Trenton lifted the overall vacancy rate for the Belleville CA. The vacancy rate increased to 4.7% in October 1995 up from 4.5% in April and 4.1% recorded a year earlier. In addition, recent plant closures in the Trenton area have further lowered rental demand. The vacancy rate in the City of

Belleville has remained virtually unchanged from a year ago at 3.2%.

The assisted vacancy rate has remained unchanged from last year at 0.6%. The majority of vacancies occurred in the Belleville area. The recent addition to assisted supply has eased pressure on the rate.

VACANCY RATE ALL PRIVATE ROW AND APARTMENTS, OCTOBER 1995

LOCATION	OCTOBER 1993	APRIL 1994	OCTOBER 1994	APRIL 1995	OCTOBER 1995	VACANT UNITS	SIZE OF UNIVERSE
Belleville CA	2.9	3.7	4.1	4.5	4.7	283	6050
Zone 1 (Belleville)	1.7	3.2	3.1	3.0	3.2	146	4544
Zone 2 (Trenton)	6.9	5.4	7.5	9.0	9.1	137	1506

VACANCY RATE BY BEDROOM TYPE, OCTOBER 1995

LOCATION	BACHELOR	1-BEDROOM	2-BEDROOM	3-BEDROOM
Belleville CA	8.1	5.8	4.1	3.6
Zone 1 (Belleville)	5.8	3.3	3.0	3.1
Zone 2 (Trenton)	23.6	15.3	6.9	5.3

RENTS

With weak household formation, there was little upward pressure on rents in Belleville. For 2-bedrooms, representing the most numerous of the bedroom types, rent

increased 1.0% to \$619 for the Belleville CA. In Belleville City, the 2-bedroom rent increased only 0.6%. Large percentage rent increases in other bedroom types can often be attributed to the small number of units for that type.

AVERAGE RENT BY BEDROOM TYPE, OCTOBER 1995

LOCATION	BACHELOR			1-BEDROOM			2-BEDROOM			3-BEDROOM		
	Oct 94	Oct 95	%Chg	Oct 94	Oct 95	%Chg	Oct 94	Oct 95	%Chg	Oct 94	Oct 95	%Chg
Belleville CA	\$406	\$418	3.0%	\$525	\$537	2.3%	\$613	\$619	1.0%	\$680	\$705	3.7%
Zone 1 (Belleville)	\$411	\$427	3.9%	\$535	\$545	1.9%	\$621	\$625	0.6%	\$681	\$727	6.8%
Zone 2 (Trenton)	\$368	\$334	-9.2%	\$487	\$508	4.3%	\$591	\$602	1.9%	\$679	\$621	-8.5%

BELLEVILLE HOUSING ACTIVITY

Similar to other regions in Ontario, lack of new private rental stock and the scaling back of government funded programs has meant little new rental supply. However,

there was a 54 unit assisted rental completion in 1995 and a 40 unit structure started prior to the cancellation of the government program. No new rental buildings are on-stream at the present.

		FREEHOLD CONDO PRIVATE ASSISTED TOTAL				
	YEAR-TO-DATE/YEAR			RENTAL	RENTAL	
COMPLETIONS	JANUARY-DECEMBER 1993	207	0	11	88	306
	JANUARY-DECEMBER 1994	211	0	50	0	261
	JANUARY-OCTOBER 1995	137	0	0	64	201
STARTS	JANUARY-DECEMBER 1993	192	0	50	0	242
	JANUARY-DECEMBER 1994	205	0	58	0	263
	JANUARY-OCTOBER 1995	131	0	0	46	177

ECONOMIC OUTLOOK

Examination of local economies is insightful in determining job growth and consumer confidence. These two factors are important determinants in the number of new households that are formed for a given area. From there, the tenure choice of households determines demand for homeownership and rental.

Growth in Canada has not been evenly distributed. With domestic activity lagging, regions with a solid manufacturing base have flourished. Regions with a different industrial mix have struggled to sustain significant growth. Peterborough provides such an example, given its concentration in service industries.

Yet there are some positive signs for Peterborough. The recent transfer of the Ministry of Natural Resources to the region should lessen job losses in the service sector. More appealing is the possibility of diversification for the Peterborough area. A few small manufacturing companies have emerged, creating employment, with potential for growth. Overall, the economy should improve in 1996, resulting in additional job creation.

Higher interest rates in 1995 have decreased sales of existing homes as buyers awaited improvements in affordability. Resales were down 5.4% in 1995 resulting from elevated mortgage rates in the first half of the year. Recent decreases in rates should carry over into 1996 with resales inching up 3.2% to 1600 sales.

OUTLOOK

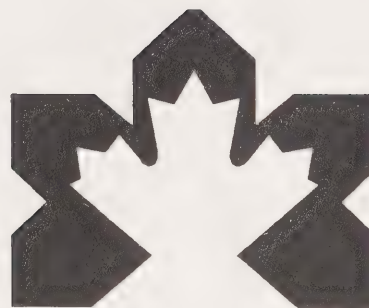
The vacancy rate in the Peterborough CA should remain stable at 3.4% in October 1996. Increased rental demand arising from additional employment should counteract those switching from rental to homeownership.

VACANCY RESULTS ACROSS CANADA

The vacancy rate of privately initiated apartment structures of three units and over in Canadian Census Metropolitan Areas was 4.3%. This is up slightly from the April

1995 rate of 4.2%, but down from last October's rate of 4.6%. Quebec and the Maritime provinces have the highest vacancy rates. St. John's recorded the highest rate at 10.8% with Edmonton also quite high at 10.2%. Toronto saw the tightest rental market at 0.8%. Saskatoon (1.0%) and Vancouver (1.2%) follow Toronto.

For Census Agglomerations (CA's), the vacancy rate was 5.1% for private apartments in the October Survey. This is down marginally from the 5.2% recorded in April 1995, but up from the 4.7% recorded last October. Prince George had the tightest rate at 1.1% with Barrie and Guelph recording 1.3% rates.



A NOTE ABOUT THE TABLES

CMHC provides the largest and most thorough survey of rental apartments and row housing in Canada. Please read the technical appendix to find out how the survey is conducted and what is included in the survey. The types of rental accommodation which are not found in our survey include:

- ° condominiums which are individually owned and rented on a private basis; and
- ° structures with less than three rented units (including basement and accessory apartments).

Table headings and footnotes should be read carefully in order to accurately understand the data being presented.

DEFINITIONS

There are three universes* which comprise the total rental stock of buildings included in the survey:

- ° privately initiated rental apartments in buildings containing 3 or more units;
- ° privately initiated rental units in row housing projects; and
- ° publicly initiated row and apartment projects of three or more units. These are often referred to as assisted units. They include FP (federal / provincial) projects, non-profit co-operatives, CMHC sponsored projects, public housing, entrepreneur (limited dividend) housing, non-profit housing, and provincial housing (under HOMES NOW and various programs administered by the provincial government).

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

**The universe is the total inventory of dwelling units in buildings of a specific type within the survey area.*

Census Agglomerations (CAs), are designated for Census purposes and consist of smaller urban areas centred on an urbanized core with a population of at least 10,000 persons at the time of the previous Census. The extent of the area is largely defined using labour market criteria and includes a central city and surrounding areas that are closely linked to it.

In this survey, the 1991 Census boundaries as defined by Statistics Canada, have been used.

TECHNICAL APPENDIX

The CMHC Rental Market Survey is conducted annually and includes self-contained dwelling units in a sample of rental buildings. Since 1974, the survey has been conducted in April and October of each year rather than in June and December as was previously the case.

In April 1987, an enhanced National Rental Market Survey System (RMSS) was introduced by CMHC. The new survey system expanded coverage to rental row and apartment structures with three or more units (previously the survey was restricted to rental apartment structures having 6 or more units). As well, the new survey extended coverage to all centres having a population of 10,000 persons or more within Ontario.

In addition, the new survey covers projects completed and on the market four or more months prior to the survey date thus allowing a 3 month period for the market absorption of newly completed units (down from the 6 month period previously allowed). Since the time allowed for market absorption has been reduced from six months to three months, vacancy rates in the new survey may be somewhat higher than they would have been under the old system.

Beginning with the April 1993 survey, 1991 Census boundaries, as defined by Statistics Canada, are used.

The Rental Market Survey enumeration for the Peterborough Territory is performed by trained individuals who, on average, survey about 100 projects each over a two-week period. Each enumerator solicits information

from the landlord or superintendent of rental buildings. In cases when it is difficult to contact a respondent, enumerators are instructed to visit the site on 3 different occasions. Enumerators also receive information over the telephone when appropriate. Staff at CMHC's Toronto Branch are responsible for obtaining information from one central source when a significant number of rental buildings are managed by a property management firm.

Survey data is inputted at the Toronto Branch Office. The data is then analyzed by CMHC's National Office, who undertake appropriate weighting and editing. The

results presented in this report are taken from tables produced by CMHC's National Office.

Vacancy rates have been calculated by structure size, geographic area, and number of bedrooms. In addition, average rents have been calculated by structure size, geographic area, and number of bedrooms for both vacant and occupied units. Because of the limited size of this report, some tables have not been included. Should you require further information, please contact Robert Genier, Market Analyst at the Toronto Branch at 416-781-2451, Ext. 7031.

VACANCY AND RENT SUMMARY TABLES

**SUMMARY RESULTS, BACHELOR UNITS
ALL PRIVATE ROWS AND APARTMENTS
PETERBOROUGH/BELLEVILLE CA's, OCTOBER 1995**

LOCATION	PREVIOUS VACANCY RATES					OCTOBER 1995 SUMMARY		
	OCTOBER 1993	APRIL 1994	OCTOBER 1994	APRIL 1995	OCTOBER 1995	VACANT UNITS	SIZE OF UNIVERSE	AVERAGE RENT
Belleville CA	0.9	1.6	8.2	2.8	8.1	11	134	\$418
Zone 1 (Belleville)	0.9	1.8	7.5	0.9	5.8	7	117	\$427
Zone 2 (Trenton)	0.0	0.0	14.3	24.6	23.6	4	18	\$334
Cobourg	0.0	9.4	6.3	3.2	9.4	3	33	\$401
Lindsay CA	1.4	3.7	5.1	7.6	10.3	9	86	\$369
Peterborough CA	1.0	4.9	2.2	2.2	1.6	2	127	\$336
Port Hope	*	*	0.0	9.1	0.0	0	7	*



**SUMMARY RESULTS, 1-BEDROOM UNITS
ALL PRIVATE ROWS AND APARTMENTS
PETERBOROUGH/BELLEVILLE CA's, OCTOBER 1995**

LOCATION	PREVIOUS VACANCY RATES					OCTOBER 1995 SUMMARY		
	OCTOBER 1993	APRIL 1994	OCTOBER 1994	APRIL 1995	OCTOBER 1995	VACANT UNITS	SIZE OF UNIVERSE	AVERAGE RENT
Belleville CA	3.9	4.0	4.5	6.1	5.8	104	1781	\$537
Zone 1 (Belleville)	1.9	2.9	3.1	3.4	3.3	46	1402	\$545
Zone 2 (Trenton)	11.3	7.6	9.9	15.0	15.3	58	379	\$508
Cobourg	3.6	5.1	6.3	5.6	4.4	11	252	\$528
Lindsay CA	2.9	2.6	1.7	3.2	4.3	26	616	\$552
Peterborough CA	6.7	5.2	3.7	5.0	3.5	53	1534	\$541
Port Hope	9.5	11.2	4.4	8.8	14.1	26	187	\$598

NOTE: Totals and Subtotals may not add up exactly due to rounding

**SUMMARY RESULTS, 2-BEDROOM UNITS
ALL PRIVATE ROWS AND APARTMENTS
PETERBOROUGH/BELLEVILLE CA's, OCTOBER 1995**

LOCATION	PREVIOUS VACANCY RATE				OCTOBER 1995 SUMMARY			
	OCTOBER 1993	APRIL 1994	OCTOBER 1994	APRIL 1995	OCTOBER 1995	VACANT UNITS	SIZE OF UNIVERSE	AVERAGE RENT
Belleville CA	2.7	3.9	4.0	4.0	4.1	153	3741	\$619
Zone 1 (Belleville)	1.8	3.7	2.9	3.1	3.0	83	2713	\$625
Zone 2 (Trenton)	5.4	4.5	6.8	6.6	6.9	71	1029	\$602
Cobourg	3.4	2.6	3.0	1.8	2.4	12	500	\$642
Lindsay CA	1.6	1.0	1.0	1.5	3.0	18	598	\$675
Peterborough CA	4.1	4.7	4.7	4.9	3.7	116	3140	\$639
Port Hope	5.1	3.8	3.8	5.1	9.0	11	119	\$766



**SUMMARY RESULTS, 3-BEDROOM UNITS
ALL PRIVATE ROWS AND APARTMENTS
PETERBOROUGH/BELLEVILLE CA's, OCTOBER 1995**

LOCATION	PREVIOUS VACANCY RATE				OCTOBER 1995 SUMMARY			
	OCTOBER 1993	APRIL 1994	OCTOBER 1994	APRIL 1995	OCTOBER 1995	VACANT UNITS	SIZE OF UNIVERSE	AVERAGE RENT
Belleville CA	0.9	1.1	1.7	1.6	3.6	13	379	\$705
Zone 1 (Belleville)	0.8	0.0	1.7	0.5	3.1	9	303	\$727
Zone 2 (Trenton)	1.9	5.4	1.6	5.4	5.3	4	76	\$621
Cobourg	1.3	0.0	0.0	1.3	2.7	2	74	\$717
Lindsay CA	0.0	5.5	1.4	0.0	1.6	1	67	\$775
Peterborough CA	3.3	4.2	4.9	1.8	2.2	15	648	\$691
Port Hope	0.0	*	*	*	*	*	*	\$892

NOTE: Totals and Subtotals may not add up exactly due to rounding

* Sample too small or not available

**ESTIMATED PRIVATE UNIVERSE AND NUMBER OF VACANT UNITS (6+,3+,AND ROW)
PETERBOROUGH/BELLEVILLE CA's, OCTOBER 1995**

LOCATION	6+ APT			3+ APT			ROW		
	6+ APT VACANT	PRIVATE 6+ APT	VACANCY RATE	3+ APT VACANT	PRIVATE 3+ APT	VACANCY RATE	ROW VACANT	PRIVATE ROW	VACANCY RATE
Belleville CA	231	5207	4.4	277	5940	4.7	5	110	4.9
Zone 1 (Belleville)	124	3943	3.1	143	4450	3.2	3	94	3.7
Zone 2 (Trenton)	108	1264	8.5	135	1490	9.0	2	16	12.5
Cobourg	26	782	3.4	28	831	3.4	0	28	0.0
Lindsay CA	40	1098	3.6	55	1361	4.0	*	*	*
Peterborough CA	127	4063	3.1	165	5026	3.3	22	443	5.0
Port Hope	37	312	11.9	37	320	11.6	*	*	*

* Sample too small or not available



**ESTIMATED PRIVATE AND PUBLIC UNIVERSE AND NUMBER OF VACANT UNITS, TOTALS
PETERBOROUGH/BELLEVILLE CA, OCTOBER 1995**

LOCATION	PRIVATE			ASSISTED			OVERALL		
	PRIVAT VACANT	PRIVATE UNIVERSE	VACANC RATE	ASSISTED VACANT	ASSISTED UNIVERSE	VACANCY RATE	OVERALL VACANT	OVERALL UNIVERSE	OVERALL VACANCY RATE
Belleville CA	283	6050	4.7	9	1586	0.6	292	7636	3.8
Zone 1 (Belleville)	146	4544	3.2	8	1158	0.7	154	5702	2.7
Zone 2 (Trenton)	137	1506	9.1	1	428	0.2	138	1934	7.1
Cobourg	28	859	3.3	0	780	0.0	28	1639	1.7
Lindsay CA	55	1370	4.0	1	468	0.2	56	1838	3.0
Peterborough CA	187	5469	3.4	9	2216	0.4	196	7685	2.6
Port Hope	37	339	10.9	8	158	5.1	45	497	9.1

NOTE: Totals and Subtotals may not add up exactly due to rounding

**ONTARIO VACANCY RESULTS, PRIVATELY INITIATED ROW AND APARTMENT UNITS
COMPLETED PRIOR TO JULY 1995
OCTOBER 1995**

SURVEY AREA	APTS SIX UNITS AND OVER			APTS THREE UNITS AND OVER			ROW UNITS		
	VAC			VAC			VAC		
CMA's	UNIVERSE	# VACANT	RATE	UNIVERSE	# VACANT	RATE	UNIVERSE	# VACANT	RATE
Hamilton CMA *	40872	779	1.9	43282	882	2.0	3142	101	3.2
Kitchener CMA *	24735	544	2.2	25930	567	2.2	4015	145	3.6
London CMA *	36247	1484	4.1	39674	1690	4.3	4204	126	3.0
Oshawa CMA *	10435	264	2.5	11085	294	2.7	1536	48	3.1
Ottawa CMA (Ontario Pt)	56858	2184	3.8	60772	2323	3.8	9479	229	2.4
St. Catharines CMA *	13867	664	4.8	16631	862	5.2	1058	66	6.2
Sudbury CMA *	8618	427	5.0	10832	652	6.0	1058	43	4.1
Thunder Bay CMA *	4370	269	6.2	5346	334	6.2	227	5	2.2
Toronto CMA *	287727	2197	0.8	298962	2417	0.8	7987	113	1.4
Windsor CMA *	12863	207	1.6	14738	263	1.8	648	12	1.9
Sub-Total CMA's	496592	9019	1.8	527252	10284	2.0	33354	888	2.7
CAs 50,000+ Population									
Barrie CA *	2884	33	1.2	3269	42	1.3	370	5	1.4
Belleville CA *	5207	231	4.4	5940	277	4.7	110	6	5.5
Brantford CA *	3697	99	2.7	4552	132	2.9	744	28	3.8
Cornwall CA *	2164	202	9.3	3494	324	9.3	39	1	2.6
Guelph CA *	6371	84	1.3	6732	87	1.3	1232	11	0.9
Kingston CA *	9648	285	3.0	11242	356	3.2	317	4	1.3
North Bay CA *	2348	113	4.8	3303	183	5.5	539	25	4.6
Peterborough CA *	4063	127	3.1	5026	165	3.3	443	22	5.0
Sarnia CA *	4985	402	8	5456	465	8.5	1045	127	12.2
Sault Ste. Marie CA *	4023	119	3.0	4800	135	2.8	211	0	0.0
Sub-Total CAs 50,000+	45390	1695	3.7	53814	2166	4.0	5050	229	4.5

* CMA's, CAs, and Centres 10,000+ population surveyed prior to April 1987



**ONTARIO VACANCY RESULTS, PRIVATELY INITIATED ROW AND APARTMENT UNITS
COMPLETED PRIOR TO JULY 1995
OCTOBER 1995**

SURVEY AREA	APTS SIX UNITS AND OVER			APTS THREE UNITS AND OVER			ROW UNITS		
	VAC			VAC			VAC		
10,000 to 50,000	UNIVERSE	# VACANT	RATE	UNIVERSE	# VACANT	RATE	UNIVERSE	# VACANT	RATE
Bracebridge Town	229	8	1.2	266	9	3.4	8	0	0.0
Brockville CA	2065	88	4.3	2376	107	4.5	46	0	0.0
Chatham CA *	2895	127	4.4	3925	152	3.9	60	5	8.3
Cobourg CA	782	26	3.4	831	28	3.4	28	0	0.0
Collingwood CA	513	14	2.8	656	30	4.5	51	23	45.1
Dunnville Town	67	0	0.0	82	0	0.0	6	0	0.0
Elliot Lake CA	1274	124	9.7	1290	133	10.3	225	50	22.2
Haileybury CA	203	9	4.4	382	17	4.6	0	0	0.0
Haldimand Town	287	2	0.7	317	2	0.6	0	0	0.0
Hawkesbury CA	421	36	8.6	650	48	7.5	12	1	8.3
Huntsville Town	221	14	6.3	308	25	8.1	19	1	5.3
Kapuskasing CA	345	47	13.6	637	68	10.7	0	0	0.0
Kenora CA	216	10	4.6	337	13	3.9	24	0	0.0
Kirkland Lake CA	458	64	14.0	909	134	14.7	0	0	0.0
Learnington CA *	1152	66	5.8	1244	74	6.0	53	2	3.8
Lindsay CA	1098	40	3.6	1361	55	4.0	9	0	0.0
Midland CA	899	36	4.0	1141	52	4.6	50	2	4.0
Nanticoke City	106	6	5.7	150	14	9.2	0	0	0.0
Orillia CA	1079	26	2.4	1603	37	2.3	252	9	3.6
Owen Sound CA	1426	92	6.4	1872	128	6.8	37	5	13.5
Pembroke CA (Onto)	699	39	5.5	934	44	4.7	28	0	0.0
Port Hope Town	312	37	11.9	320	37	11.6	19	0	0.0
Simcoe CA	359	12	3.4	543	23	4.2	34	0	0.0
Stratford CA	1770	55	3.1	1993	66	3.3	69	0	0.0
Strathroy Town	350	31	8.9	426	33	7.8	50	4	8.0
Tillsonburg CA	759	39	5.2	873	45	5.1	41	0	0.0
Timmins CA	968	35	3.6	1644	84	5.1	203	8	3.9
Wallaceburg CA	383	34	8.9	465	37	8.0	93	4	4.3
Woodstock CA *	1701	71	4.2	2007	86	4.3	741	44	5.9
Sub-Total CA's etc.	23037	1188	5.2	29542	1581	5.4	2225	109	4.9
10,000 to 50,000									
Sub-Total All CAs etc.	68427	2883	4.2	83356	3747	4.5	7275	338	4.6
TOTAL Ontario	565019	11902	2.1	610608	14032	2.3	40629	1226	3.0

* CMAs, CAs, and Centres 10,000+ population surveyed prior to April 1987

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER (PRIVATELY INITIATED), SELECTED AREAS IN CANADA

	1984		1985		1986		1987		1988		1989		1990		1991		1992		1993		1994		1995		
	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	OCT
Barrie	0.1	0.1	0.0	0.2	0.4	0.0	0.1	0.2	1.9	0.2	0.0	0.1	1.8	2.1	2.7	3.1	2.4	1.1	2.8	1.7	2.8	1.1	1.3	1.1	1.0
Belleville	***	***	***	***	***	***	1.3	1.0	1.3	1.1	1.0	0.5	1.2	1.2	2.3	1.5	1.8	1.5	1.6	2.9	3.6	3.9	4.2	4.4	
Brantford	2.5	1.5	1.0	0.4	0.5	0.3	0.1	0.2	0.4	0.4	0.5	0.3	0.5	0.7	1.9	2.5	1.7	2.7	2.0	4.5	4.5	3.2	4.0	2.7	
Calgary*	13.8	9.6	6.9	2.7	3.1	3.9	5.4	4.3	3.8	2.3	1.8	1.2	2.9	2.0	4.2	3.8	5.3	5.6	7.1	5.9	6.2	5.0	4.6	3.6	
Chicoutimi-Jonquiere*	1.9	1.7	1.8	3.2	4.0	9.0	8.9	10.5	7.2	7.7	5.3	5.1	3.6	6.2	5.7	6.9	5.5	7.5	6.5	6.9	5.4	6.9	5.7	6.9	
Cornwall	1.0	0.6	1.2	2.8	1.3	1.2	0.9	1.3	1.4	2.6	1.6	3.0	3.3	4.0	5.3	4.7	5.4	5.4	4.7	4.3	3.9	5.2	5.9	9.3	
Edmonton*	11.4	9.5	7.4	4.4	4.5	4.1	5.5	5.6	6.8	4.4	3.6	2.1	2.6	1.8	3.5	2.3	3.8	4.0	5.5	6.4	9.1	8.9	10.2	10.2	
Guelph	0.3	0.2	0.6	0.1	0.4	0.1	0.0	0.2	0.1	0.1	0.0	0.1	0.2	1.1	0.3	0.5	1.7	2.5	3.0	2.6	3.5	1.6	2.1	1.3	
Halifax*	0.9	0.4	0.7	0.6	2.0	2.3	3.9	4.4	4.7	4.3	4.4	3.3	4.1	3.6	4.1	5.0	5.6	5.9	7.1	6.5	7.3	7.3	7.3	7.8	
Hamilton*	0.9	0.5	0.4	0.4	0.5	0.3	0.3	0.3	0.3	0.4	0.4	0.5	0.7	1.2	1.3	1.4	2.2	2.1	2.7	2.5	2.4	2.1	2.1	1.8	
Kingston	0.1	0.1	0.7	1.3	1.8	1.3	1.7	1.1	1.2	0.4	0.9	0.3	0.9	0.8	1.1	1.6	2.5	1.8	3.3	2.5	3.2	3.0	3.8	3.0	
Kitchener*	0.7	0.6	0.4	0.4	0.4	0.2	0.4	0.2	0.5	0.4	0.5	0.6	1.3	1.3	4.9	4.4	4.2	4.4	5.4	4.4	4.2	2.8	2.6	2.2	
London*	2.4	1.0	0.9	0.4	0.5	0.7	1.0	1.0	0.9	2.1	3.1	2.7	3.2	2.8	4.0	3.8	4.1	3.4	3.7	3.8	4.7	3.9	3.8	4.1	
Montreal*	2.6	2.5	2.0	1.6	1.3	1.8	1.7	3.6	3.9	4.0	3.8	4.9	4.6	5.9	5.6	7.8	6.8	8.4	6.7	8.2	6.8	7.5	6.2	6.8	
North Bay	0.5	0.3	0.4	0.2	0.3	0.7	1.1	0.4	0.4	1.4	1.5	0.4	1.7	0.1	0.8	0.7	3.5	2.6	7.2	5.8	8.2	3.5	7.0	4.8	
Oshawa*	1.5	0.3	0.1	0.1	0.2	0.2	0.1	0.3	0.3	0.4	0.2	0.7	1.5	1.6	3.7	3.4	4.5	6.1	5.6	4.6	4.0	3.3	2.4	2.5	
Ottawa-Hull*	0.3	0.4	1.1	1.3	2.3	3.0	3.0	3.1	2.9	2.1	2.2	1.7	2.3	1.2	1.9	1.5	1.8	1.8	2.1	2.4	3.1	3.5	3.9	4.8	
Ottawa*	0.3	0.3	0.9	0.8	1.5	1.9	2.1	1.6	1.9	1.6	2.0	1.3	1.9	0.5	1.1	0.7	1.3	1.3	1.7	1.8	2.6	2.6	3.4	3.8	
Hull*	0.7	0.8	2.5	4.3	6.0	8.2	7.7	10.7	7.2	4.5	3.5	3.2	3.9	4.2	5.5	4.9	4.1	3.8	3.8	5.1	5.2	6.9	6.0	8.7	
Peterborough	0.4	0.4	0.6	0.4	1.5	1.1	0.9	0.6	2.9	2.1	2.0	1.0	1.5	2.3	2.5	2.7	3.5	3.1	3.5	4.9	4.2	4.7	4.3	3.1	
Quebec City*	3.2	1.9	1.3	1.5	1.5	3.2	3.0	5.6	5.2	5.2	4.0	4.6	4.3	6.1	4.7	5.7	5.2	6.7	5.3	6.2	5.9	7.1	5.6	6.2	
Regina*	3.0	1.8	3.9	3.1	5.4	3.4	4.1	2.6	4.9	5.4	8.1	6.5	7.6	5.0	5.5	5.6	5.3	3.6	4.6	3.5	4.2	3.1	3.1	2.0	
St. Catharines-Niagara*	1.0	0.8	0.6	0.3	0.7	0.8	1.0	0.5	1.2	1.0	1.1	0.9	1.6	1.9	2.6	2.7	2.7	3.4	5.2	4.9	5.9	5.4	4.7	4.8	
St. John's	4.6	4.5	4.3	3.1	5.1	4.8	5.4	4.2	3.8	3.5	4.3	3.0	2.3	3.3	4.2	4.6	5.7	6.4	8.0	6.6	9.0	7.6	8.6	8.6	
St. John's*	4.7	1.8	3.7	2.0	7.5	4.9	9.1	10.1	10.8	8.8	7.7	5.0	4.9	1.6	5.0	7.3	7.4	6.7	7.8	8.1	10.4	6.9	9.1	11.1	
Sarnia	3.4	2.8	2.8	2.3	4.4	6.2	6.1	6.3	4.7	2.9	2.6	2.6	2.7	2.5	2.6	1.9	2.5	4.2	4.5	6.1	7.7	7.4	8.5	8.1	
Saskatoon*	4.8	1.1	3.5	2.5	5.6	2.8	4.7	4.3	8.6	8.8	10.2	8.8	10.2	7.5	8.1	6.0	7.7	4.4	6.8	2.7	4.0	1.8	2.2	1.0	
Sault Ste. Marie	2.1	1.4	1.5	1.0	1.9	4.2	4.6	2.6	0.5	0.3	0.2	0.2	0.7	0.8	1.5	1.7	2.2	1.9	2.7	2.3	3.2	2.2	2.1	3.0	
Sherbrooke*	***	***	***	***	***	***	4.8	6.5	6.6	8.6	7.6	9.4	7.8	10.5	9.8	10.7	9.3	10.0	8.9	8.4	6.7	8.5	6.5	6.8	
Sudbury*	0.9	0.8	1.0	0.6	1.0	0.9	1.1	1.0	1.2	0.3	0.8	0.3	0.5	0.7	0.9	0.5	2.2	2.8	5.2	3.4	4.8	3.8	5.8	5.0	
Thunder Bay*	1.4	0.4	0.4	0.6	1.1	2.4	3.1	2.1	2.1	1.1	1.4	0.6	1.4	0.9	1.2	0.7	1.7	2.4	3.2	2.4	4.3	4.1	6.0	6.2	
Toronto*	0.8	0.6	0.5	0.4	0.3	0.1	0.1	0.1	0.2	0.2	0.2	0.3	0.7	0.9	1.5	1.7	1.9	2.0	2.0	1.9	1.8	1.2	1.0	0.8	
Trois Rivieres*	2.7	2.2	2.4	2.1	2.7	6.7	6.1	9.0	6.9	6.2	5.8	5.6	6.2	8.1	7.6	9.0	8.1	7.4	7.1	7.0	6.6	7.8	7.5	7.8	
Vancouver*	2.4	2.2	2.8	2.2	0.9	0.9	2.3	1.1	1.0	0.4	0.5	0.4	0.9	0.9	2.3	2.2	2.8	1.6	2.0	1.1	1.4	0.8	1.3	1.1	
Vancouver*	3.7	2.2	3.3	1.9	2.4	0.6	1.1	0.4	1.0	0.3	0.7	0.2	0.7	0.3	1.4	0.8	2.7	1.5	2.0	1.8	3.1	1.9	4.2	3.5	
Victoria*	1.0	0.7	0.7	0.7	0.5	1.0	1.1	0.7	1.1	0.8	1.0	1.0	2.2	2.2	3.8	3.0	3.2	3.0	2.7	2.3	2.2	1.5	1.1	1.6	
Windsor*	1.0	0.8	0.9	0.9	1.1	1.6	2.0	2.8	3.0	4.3	4.6	8.5	5.7	6.4	5.8	6.6	5.9	6.1	5.7	5.8	5.4	5.6	4.6	5.3	
Winnipeg*	1.0	0.8	0.9	0.9	1.1	1.6	2.0	2.8	3.0	4.3	4.6	8.5	5.7	6.4	5.8	6.6	5.9	6.1	5.7	5.8	5.4	5.6	4.6	5.3	
TOTAL (CMA's only)	2.7	2.2	1.9	1.4	1.4	1.6	1.9	2.5	2.7	2.6	2.6	2.8	2.9	3.3	3.8	4.4	4.4	4.8	4.5	4.8	4.6	4.6	4.2	4.3	

*Census Metropolitan Areas (CMA's) *** Data Not Available

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER (PUBLICLY INITIATED), SELECTED AREAS IN CANADA

	1984		1985		1986		1987		1988		1989		1990		1991		1992		1993		1994		1995	
	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT
Barrie	***	***	***	***	***	***	***	***	0.0	0.0	0.0	0.0	0.4	1.9	3.8	8.9	6.4	3.9	0.9	0.1	Barrie			
Belleville	***	***	***	***	***	***	***	***	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.7	Belleville		
Brantford	0.1	0.9	0.6	1.2	0.0	0.0	0.0	0.0	0.1	0.0	0.1	0.4	1.1	0.8	0.5	0.4	0.2	1.0	2.0	Brantford				
Calgary*	9.7	13.4	13.1	10.2	9.3	8.1	5.0	4.6	4.3	2.9	3.7	2.5	1.2	1.7	1.1	1.8	1.9	2.9	2.1	Calgary*				
Chicoutimi-Jonquiere*	0.8	0.4	0.4	1.0	0.6	1.6	1.1	1.7	0.9	0.5	0.3	1.1	0.4	1.4	0.6	1.3	2.2	1.6	2.2	Chicoutimi-Jonquiere*				
Cornwall	0.0	0.3	0.4	0.0	0.4	0.2	0.0	1.5	0.0	1.6	1.2	0.9	0.6	0.9	1.0	0.3	0.7	1.6	2.5	Cornwall				
Edmonton*	8.8	11.9	13.2	10.5	11.1	9.5	8.2	7.5	6.7	5.5	5.7	4.9	4.4	3.7	3.9	1.9	3.4	6.4	8.8	Edmonton*				
Guelph	0.5	0.2	3.2	1.2	1.3	1.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.8	0.2	Guelph				
Halifax*	0.4	0.7	0.6	0.4	1.6	2.4	2.8	3.1	1.8	3.3	4.2	4.4	6.1	5.6	5.2	9.6	9.6	7.8	8.3	Halifax*				
Hamilton*	0.7	1.4	1.2	1.0	2.0	2.2	0.1	1.4	1.0	0.8	0.4	0.1	0.6	0.7	1.1	2.9	5.0	4.5	3.1	Hamilton*				
Kingston	0.4	0.0	0.1	0.2	0.0	0.6	0.4	0.5	0.6	0.3	0.5	0.1	0.1	0.1	0.7	1.3	1.1	2.6	0.6	1.6	Kingston			
Kitchener*	0.2	0.1	0.1	0.2	0.0	0.1	0.0	0.0	0.1	0.0	0.1	0.0	0.1	1.1	0.9	1.0	1.5	0.6	0.9	Kitchener*				
London*	0.3	0.7	1.2	0.7	0.9	0.1	0.2	0.1	0.1	0.0	0.0	0.2	0.4	0.1	0.3	1.3	1.0	1.4	1.4	London*				
Montreal*	2.0	1.8	1.4	1.3	1.4	1.8	0.6	1.2	2.4	1.9	1.6	2.0	3.9	2.5	2.7	3.4	3.3	2.7	2.1	Montreal*				
North Bay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.3	0.0	0.3	0.2	0.1	0.0	0.1	0.1	North Bay				
Oshawa*	0.0	0.0	0.1	0.0	0.0	0.1	0.0	0.0	0.1	0.0	0.0	0.1	0.1	0.2	0.6	1.2	2.0	0.5	0.4	Oshawa*				
Ottawa-Hull*	0.1	0.1	0.5	0.5	0.5	0.3	0.4	0.5	0.5	0.9	0.9	1.3	0.9	0.7	0.7	0.9	0.7	0.9	0.9	Ottawa-Hull*				
Ottawa*	0.0	0.0	0.3	0.3	0.4	0.1	0.2	0.1	0.4	0.7	0.8	1.4	1.0	0.3	0.3	0.6	0.4	0.8	0.9	Ottawa*				
Hull*	0.2	0.3	1.0	0.9	1.0	0.8	0.9	1.6	1.2	1.3	1.2	0.9	0.5	2.1	2.2	1.9	2.0	1.3	1.2	Hull*				
Peterborough	0.0	0.0	0.0	0.0	0.2	0.3	1.0	0.0	0.7	0.3	0.9	0.4	0.4	0.3	0.2	0.5	0.5	0.1	0.3	Peterborough				
Quebec City*	0.3	0.1	0.1	0.3	0.3	0.3	0.4	0.5	0.9	1.2	2.1	0.9	1.2	1.7	1.5	2.4	0.8	3.5	2.6	Quebec City*				
Regina*	1.5	0.3	1.5	0.8	0.7	0.5	0.4	0.3	1.0	1.3	2.3	1.0	1.2	1.1	1.0	1.0	1.3	0.8	0.3	Regina*				
St. Catharines-Niagara*	0.4	0.5	0.2	0.1	0.1	0.2	0.0	0.3	0.2	0.2	0.6	0.3	0.6	0.7	0.6	1.7	1.1	1.5	1.5	St. Catharines-Niagara*				
St. John*	1.6	1.5	2.4	1.1	3.3	3.4	3.9	4.6	3.4	3.2	2.2	0.5	1.5	1.9	2.5	3.1	4.5	9.3	7.1	St. John*				
St. John's*	0.1	0.3	0.2	0.4	0.1	0.2	0.7	0.2	1.1	1.7	1.3	1.4	1.6	0.5	1.2	1.2	0.4	1.9	1.4	St. John's*				
Sarnia	0.0	0.0	0.0	0.5	0.3	0.0	0.4	1.2	0.7	0.0	0.0	0.0	0.6	0.0	0.0	0.0	0.1	1.4	0.1	Sarnia				
Saskatoon*	0.2	1.5	0.7	0.5	0.0	0.9	0.2	2.1	0.3	0.5	1.4	0.9	1.1	2.4	1.3	1.3	0.6	0.4	0.2	Saskatoon*				
Sault Ste. Marie	1.8	0.8	1.0	0.1	1.3	2.1	0.4	1.4	0.5	0.2	0.7	0.2	0.4	0.1	0.5	0.9	0.0	0.1	0.1	Sault Ste. Marie				
Sherbrooke*	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	3.3	Sherbrooke*			
Sudbury*	0.1	0.3	0.3	0.0	0.7	0.2	0.2	0.3	0.1	0.4	0.0	0.0	0.0	0.0	0.1	0.2	0.3	0.5	1.5	1.1	Sudbury*			
Thunder Bay*	0.1	0.1	0.0	0.0	0.0	0.0	0.1	0.4	0.1	0.2	0.7	0.0	0.0	0.0	0.1	0.4	0.4	0.2	0.2	Thunder Bay*				
Toronto*	0.7	0.8	0.8	0.7	0.6	0.1	0.2	0.0	0.0	0.1	0.0	0.1	0.2	0.2	0.6	1.2	1.1	1.0	0.6	Toronto*				
Trois Rivières*	0.3	0.1	0.1	0.3	0.0	0.4	1.1	1.1	1.7	2.4	2.0	1.9	0.9	2.1	4.4	6.1	3.1	3.3	3.2	Trois Rivières*				
Vancouver*	0.5	1.7	0.8	1.1	0.4	0.4	0.9	0.4	0.5	0.4	0.2	0.2	0.2	0.5	0.7	0.4	0.5	0.2	0.2	Vancouver*				
Victoria*	0.4	0.3	0.2	0.7	0.9	0.7	0.6	0.1	0.9	0.3	0.2	0.1	0.0	0.3	0.4	0.6	0.5	0.7	1.2	Victoria*				
Windsor*	1.3	1.6	0.7	0.5	0.6	0.5	0.6	0.1	0.4	0.1	0.7	0.8	0.7	0.7	1.2	1.8	1.2	2.0	1.1	Windsor*				
Winnipeg*	1.0	1.1	0.6	0.8	0.9	1.0	0.8	1.2	1.8	2.4	2.5	3.8	3.8	3.7	4.4	5.2	5.7	4.6	5.0	Winnipeg*				
TOTAL (CMA's only)	1.3	1.6	1.5	1.3	1.3	1.2	0.9	0.9	1.1	1.0	1.1	1.1	1.4	1.3	1.5	2.1	2.0	2.0	1.7	TOTAL (CMA's only)				

*Census Metropolitan Areas (CMA's) *** Data Not Available

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER (PRIVATELY/ PUBLICLY INITIATED), SELECTED AREAS IN CANADA

	1984		1985		1986		1987		1988		1989		1990		1991		1992		1993		1994		1995	
	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT
Barrie	0.0	0.1	0.0	0.2	0.4	0.0	0.1	0.2	1.7	0.2	0.0	0.2	1.8	2.5	4.0	3.1	2.5	1.0	2.5	1.0	0.7	Barrie	0.7	Barrie
Belleville	1.9	1.3	0.9	0.6	0.4	0.3	0.1	0.1	0.3	0.3	0.4	0.3	0.7	0.7	1.6	2.1	2.4	3.3	2.4	3.3	3.8	Belleville	3.8	Belleville
Brantford	13.4	10.1	7.7	3.7	3.9	4.4	5.3	4.3	3.9	2.4	2.0	1.4	2.6	2.0	3.8	5.1	5.3	4.8	5.3	4.8	3.4	Brantford	2.5	Brantford
Calgary*	1.6	1.3	1.4	2.5	2.9	6.7	6.5	7.8	5.2	5.5	3.7	3.9	2.6	4.7	4.2	5.7	5.5	5.3	5.5	5.3	5.5	Chicoutimi-Jonquiere*	5.5	Chicoutimi-Jonquiere*
Chicoutimi-Jonquiere*	0.5	0.5	0.8	1.6	0.9	0.8	0.6	1.3	1.0	2.2	1.5	2.3	2.4	3.0	3.9	3.7	3.1	4.0	7.1	7.1	7.1	Cornwall	7.1	Cornwall
Cornwall	11.2	9.7	7.9	4.9	5.1	4.6	5.8	5.8	6.8	4.5	3.8	2.4	2.8	2.0	3.5	3.8	6.1	8.7	10.0	Edmonton*	10.0	Edmonton*	10.0	Edmonton*
Edmonton*	0.3	0.2	0.8	0.2	0.5	0.2	0.0	0.2	0.1	0.1	0.0	0.1	0.2	1.0	0.3	2.2	2.2	1.5	1.1	Guelph	1.1	Guelph	1.1	Guelph
Guelph	0.8	0.4	0.7	0.6	1.9	2.3	3.8	4.2	4.2	4.1	4.3	3.5	4.5	3.9	4.3	6.5	7.0	7.3	7.9	Halifax*	7.9	Halifax*	7.9	Halifax*
Halifax*	0.8	0.7	0.5	0.5	0.7	0.6	0.2	0.5	0.4	0.5	0.4	0.4	0.7	1.1	1.3	2.2	2.9	2.5	2.1	Hamilton*	2.1	Hamilton*	2.1	Hamilton*
Hamilton*	0.2	0.1	0.6	1.1	1.5	1.2	1.5	1.0	1.1	0.4	0.8	0.3	0.8	0.8	1.2	1.7	2.5	2.6	2.7	Kingston	2.7	Kingston	2.7	Kingston
Kingston	0.6	0.6	0.4	0.4	0.4	0.2	0.4	0.2	0.4	0.4	0.5	0.5	1.2	1.3	4.4	4.0	4.0	2.5	2.0	Kitchener*	2.0	Kitchener*	2.0	Kitchener*
Kitchener*	2.2	1.0	0.9	0.4	0.8	0.6	0.9	0.9	0.8	1.9	2.8	2.5	2.9	2.6	3.7	3.2	3.5	3.6	3.8	London*	3.8	London*	3.8	London*
London*	2.5	2.4	1.9	1.6	1.3	1.8	1.6	3.4	3.8	3.8	3.6	4.7	4.5	5.6	5.3	7.8	7.6	6.9	6.2	Montreal*	6.2	Montreal*	6.2	Montreal*
Montreal*	0.4	0.2	0.3	0.1	0.2	0.5	0.8	0.3	0.3	1.0	1.1	0.4	1.2	0.1	0.6	1.8	3.8	2.2	3.1	North Bay	3.1	North Bay	3.1	North Bay
North Bay	1.3	0.3	0.1	0.1	0.2	0.2	0.1	0.3	0.2	0.3	0.2	0.6	1.2	1.3	3.1	5.1	4.0	2.7	2.0	Oshawa*	2.0	Oshawa*	2.0	Oshawa*
Oshawa*	0.3	0.3	1.0	1.2	2.0	2.6	2.6	2.7	2.7	1.9	2.0	1.6	2.0	1.1	1.7	1.6	2.1	3.0	4.0	Ottawa-Hull*	4.0	Ottawa-Hull*	4.0	Ottawa-Hull*
Ottawa-Hull*	0.2	0.3	0.8	0.7	1.3	1.7	1.8	1.4	1.7	1.5	1.8	1.3	1.8	0.4	0.9	1.2	1.5	2.3	3.3	Ottawa*	3.3	Ottawa*	3.3	Ottawa*
Ottawa*	0.6	0.7	2.1	3.5	4.8	6.4	6.2	8.6	6.1	3.9	3.0	2.7	3.2	3.8	4.8	3.4	4.5	5.8	7.2	Hull*	7.2	Hull*	7.2	Hull*
Hull*	0.3	0.3	0.4	0.3	1.2	0.9	0.9	0.4	2.5	1.7	1.7	0.9	1.3	1.8	2.0	2.4	3.8	3.5	2.4	Peterborough	2.4	Peterborough	2.4	Peterborough
Peterborough	2.8	1.6	1.1	1.4	1.3	2.7	2.6	4.8	4.5	4.5	3.7	3.9	3.7	5.3	4.1	6.1	5.3	6.5	5.6	Quebec City*	5.6	Quebec City*	5.6	Quebec City*
Quebec City*	2.8	1.6	3.5	2.7	4.8	2.9	3.5	2.2	4.2	4.7	7.1	5.5	6.5	4.4	4.8	3.1	3.1	2.7	1.7	Regina*	1.7	Regina*	1.7	Regina*
Regina*	0.9	0.8	0.8	0.3	0.6	0.7	0.9	0.5	1.0	0.8	1.0	0.7	1.4	1.7	2.2	3.0	4.0	4.5	4.0	St. Catharines-Niagara*	4.0	St. Catharines-Niagara*	4.0	St. Catharines-Niagara*
St. Catharines-Niagara*	3.8	3.8	3.8	2.5	4.8	4.4	5.0	4.3	3.7	3.4	3.7	2.4	2.1	2.9	3.8	5.5	6.0	8.1	8.2	St. John*	8.2	St. John*	8.2	St. John*
St. John*	3.8	1.5	2.9	1.6	5.8	3.9	7.2	7.8	8.5	7.0	6.0	4.0	4.0	1.3	4.0	4.5	7.5	6.0	9.2	St. John's*	9.2	St. John's*	9.2	St. John's*
St. John's*	3.1	2.6	2.6	2.2	4.1	5.7	5.6	5.8	4.3	2.6	2.3	2.3	2.5	2.2	2.3	3.7	5.4	6.6	7.0	Samia	7.0	Samia	7.0	Samia
Samia	4.3	1.2	3.2	2.3	5.0	2.6	4.1	4.0	7.6	7.8	9.1	7.9	9.1	6.9	7.3	4.0	2.4	1.7	0.9	Saskatoon*	0.9	Saskatoon*	0.9	Saskatoon*
Saskatoon*	2.1	1.3	1.4	0.8	1.7	3.8	3.7	2.3	0.5	0.3	0.3	0.2	0.6	0.7	1.3	1.6	1.7	1.7	2.2	Sault Ste. Marie	2.2	Sault Ste. Marie	2.2	Sault Ste. Marie
Sault Ste. Marie	0.7	0.6	0.8	0.5	0.9	0.7	0.8	0.8	0.9	0.4	0.6	0.2	0.4	0.5	0.8	2.2	2.7	3.3	4.1	Sherbrooke*	4.1	Sherbrooke*	4.1	Sherbrooke*
Sherbrooke*	1.0	0.3	0.3	0.4	0.7	1.6	2.2	1.6	1.5	0.8	1.2	0.4	0.8	0.6	0.8	1.7	1.7	2.6	3.9	Sudbury*	3.9	Sudbury*	3.9	Sudbury*
Sudbury*	0.8	0.6	0.6	0.4	0.4	0.1	0.2	0.1	0.2	0.1	0.2	0.3	0.6	0.7	1.3	1.8	1.7	1.1	0.7	Thunder Bay*	0.7	Thunder Bay*	0.7	Thunder Bay*
Thunder Bay*	2.3	1.9	2.0	1.8	2.3	5.8	5.5	8.0	6.2	5.6	5.2	5.0	5.4	7.2	7.1	7.2	6.3	7.0	7.1	Toronto*	7.1	Toronto*	7.1	Toronto*
Toronto*	2.1	2.1	2.6	2.1	0.8	0.9	2.1	1.0	0.9	0.4	0.4	0.4	0.8	0.8	2.0	1.4	1.0	0.7	1.0	Trois Rivières*	1.0	Trois Rivières*	1.0	Trois Rivières*
Trois Rivières*	3.5	2.1	3.0	1.8	2.3	0.6	1.0	0.3	1.0	0.3	0.6	0.2	0.7	0.3	1.3	1.4	1.6	1.8	3.2	Victoria*	3.2	Victoria*	3.2	Victoria*
Victoria*	1.0	0.8	0.8	0.9	1.1	1.5	1.8	2.5	2.7	3.8	4.2	6.0	5.3	5.9	3.5	5.9	5.8	5.4	5.2	Winnipeg*	5.2	Winnipeg*	5.2	Winnipeg*
Winnipeg*	2.5	2.1	1.9	1.4	1.4	1.6	1.8	2.2	2.5	2.3	2.3	2.5	2.7	3.0	3.4	4.3	4.3	4.1	3.8	TOTAL (CMA's only)	3.8	TOTAL (CMA's only)	3.8	TOTAL (CMA's only)

*Census Metropolitan Areas (CMAS) *** Data Not Available



Peterborough Office

RENTAL MARKET REPORT

HIGHLIGHTS OF THE APRIL 1995 RENTAL MARKET SURVEY Peterborough Office Territory

- Sluggish economic activity resulted in a slightly higher vacancy rate in the Peterborough Office Territory. For private row and apartments in structures with 3 or more units, the April 1995 rates were:
 - 4.5% in the Peterborough CA;
 - 2.6% in the Lindsay CA;
 - 2.9% in Cobourg; and
 - 6.6% in Port Hope.
- The 4.5% rate in the Peterborough CA is up from 4.4% in October 1994 but lower than the 4.8% recorded in April 1994.
- There are very few rental units under construction in the Peterborough Office Territory.
- The vacancy rate in the Peterborough CA is expected to decline to 3.7% in the October 1995 survey.



June 1995

CMHC RENTAL MARKET SURVEY — PETERBOROUGH OFFICE TERRITORY

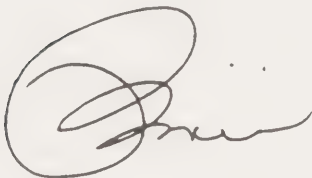
April 1995

We are pleased to provide you with the results of our semi-annual rental market survey for the Peterborough Office Territory. In addition to the Peterborough and Lindsay Census Agglomerations (CAs), the survey area encompasses Port Hope and Cobourg.

Vacancy information was collected for privately-initiated buildings with 3 or more units and row structures during April 1995. Rent data is included in our October surveys.

Information was obtained through interviews with apartment owners, property management representatives and/or building superintendents, to whom we extend our thanks and appreciation. Without their co-operation, this report would not have been possible.

Should you have any questions about the survey, or wish additional information that is not presented in this report, please contact Robert Genier, Market Analyst at the Toronto Branch at (416) 781-2451, Ext. 7031.



Pauline Filion
Manager
Peterborough Local Office

VACANCY RATES

Slower than expected economic activity delayed household formation, thereby increasing the vacancy rate in the Peterborough Census Agglomeration (CA). As a result, the vacancy rate increased to 4.5% in April, up slightly from 4.4% recorded in October 1994. Stated differently, this vacancy rate means that 45 out of every 1,000 row and apartment structures with 3 units or more were vacant and available for rent.

The substantial decrease in mortgage rates during late '93 and early '94 induced a very robust housing market. This significant decrease in debt service payments enabled many to become home owners. Affordability was reduced, however in the second half of '94, as interest rates increased. Consequently, many potential home buyers awaited interest rate relief, increasing demand for rentals. Typically, potential home owners occupy larger bedroom types. The slowdown in homebuying caused the vacancy rate in 3-bedroom units to decrease from 4.9% down to 1.8%.

Peterborough's sluggish economy has failed to produce any employment gains, resulting in fewer households being formed. The 1-bedroom vacancy rate increased from 3.7% to 5.0% and the 2-bedroom increased from 4.7% to 4.9% as a consequence. This rise in vacancies of 1 and 2 bedrooms offset the decrease in vacancies of 3-bedroom units resulting in the overall slight increase in April's rate.

Most areas experienced a higher vacancy rate in the Peterborough vicinity including Lindsay CA and Port Hope. Only the Cobourg CA recorded a lower vacancy rate in the April survey.

RENTAL STOCK FIXED IN SHORT TERM

The assisted housing sector has been the biggest contributor to new rental stock in recent times. With government debt increasing, federal and provincial have reduced expenditures significantly. Since 1992, there have been 260 assisted units completed in the Peterborough Office Territory. However, all were completed prior to April 1994, confirming the trend towards a tighter fiscal environment.

Similarly, private rental construction has been muted. Only 16 private rental units have been completed since 1992. With expectations of flat real estate prices, builders are not enticed to invest in new rental buildings.

Little change is expected in the supply of rental buildings in the near future. The exception is 49 assisted units under construction in Port Hope and a 105 unit private seniors residence in Peterborough. Therefore, the degree to which vacancy rates will drop is dependent upon other factors as discussed in the next section.

VACANCY RATES ALL PRIVATE ROWS AND APARTMENTS PETERBOROUGH OFFICE, APRIL 1995

LOCATION	APRIL 1993	OCTOBER 1993	APRIL 1994	OCTOBER 1994	APRIL 1995	VACANT UNITS	SIZE OF UNIVERSE
Peterborough CA	4.4	4.7	4.8	4.4	4.5	248	5469
Cobourg	4.5	3.1	3.4	3.8	2.9	25	859
Lindsay CA	3.4	2.0	2.1	1.6	2.6	35	1371
Port Hope	6.0	6.6	6.8	3.8	6.6	22	338



THE ECONOMY

For Canada, solid economic growth and employment gains were finally realized in 1994. A more favourable exchange rate and the delayed effects of lower interest rates induced this much anticipated rebound. The manufacturing sector, in particular, grew significantly due to enhanced US demand for our cheaper products. However, rising interest rates and a sluggish US economy has now dampened the economic recovery in early 1995.

However, Peterborough's economic base is composed primarily of service related industries. Consequently, Peterborough's employment growth lagged behind those regions where export related industries dominate. Still, the recent partial relocation of the Ministry of Natural Resources to the area has helped rejuvenate employment in the service sector. This has occurred in spite of government cutbacks to services, which have decreased employment.

The manufacturing sector, however, has not fared as well. Peterborough's older manufacturing base has not capitalized on favourable exchange rates. In addition, the weakened Canadian economy has resulted in fewer manufacturing jobs. Overall, employment gains in the service sector have only partially offset the job losses in manufacturing, resulting in lower total employment.

Rental demand is largely dependent upon changing circumstances of specific age groups. The job losses in the manufacturing sector, presumably through attrition, have significantly decreased employment in the 45+ age group. However, changes to this age group would have little effect on the vacancy rate as they are already settled in homes, often without mortgages. On the other hand, the 15 to 24 age group typically form households, once they have found employment. A decrease in the vacancy rate of bachelor units from 4.9% in April '94 to 2.2% in April '95 is indicative of increased employment for young people. Employment in the 25 to 44 age group increased. This was caused partly by the relocation of the Ministry of Natural Resources. There may be a delayed effect on the Peterborough market, as some of these workers may commute in the short term.

This age group's demand for housing has been determined by changing interest rates and hence affordability. Although resale markets usually peak in the spring, the average resale price has remained steady and sales for the January to April period are down 35% from the same period a year earlier. This has occurred because higher interest rates have slowed the shift away from rentals to home ownership, thereby lowering the vacancy rate.

HOUSING COMPLETIONS BY TENURE PETERBOROUGH OFFICE, 1992-1995

YEAR-TO-DATE/YEAR		FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
PETERBOROUGH CA	JANUARY-DECEMBER 1992	210	8	6	60	284
	JANUARY-DECEMBER 1993	279	0	6	71	356
	JANUARY-DECEMBER 1994	264	11	0	89	364
	JANUARY-APRIL 1995	38	15	0	0	53
LINDSAY CA	JANUARY-DECEMBER 1992	137	0	0	0	137
	JANUARY-DECEMBER 1993	85	0	0	0	85
	JANUARY-DECEMBER 1994	77	0	0	0	77
	JANUARY-APRIL 1995	7	0	0	0	7
COBOURG CA	JANUARY-DECEMBER 1992	58	0	0	0	58
	JANUARY-DECEMBER 1993	91	8	0	0	99
	JANUARY-DECEMBER 1994	129	45	4	40	218
	JANUARY-APRIL 1995	20	8	0	0	28
PORT HOPE	JANUARY-DECEMBER 1992	31	0	0	0	31
	JANUARY-DECEMBER 1993	10	0	0	0	10
	JANUARY-DECEMBER 1994	14	0	0	0	14
	JANUARY-APRIL 1995	0	0	0	0	0

**HOUSING STARTS BY TENURE
PETERBOROUGH OFFICE, 1992-1995**

	YEAR-TO-DATE/YEAR	FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
PETERBOROUGH CA	JANUARY-DECEMBER 1992	202	0	6	0	208
	JANUARY-DECEMBER 1993	296	11	0	89	396
	JANUARY-DECEMBER 1994	215	15	0	0	230
	JANUARY-APRIL 1995	19	0	0	0	19
LINDSAY CA	JANUARY-DECEMBER 1992	109	0	0	0	109
	JANUARY-DECEMBER 1993	90	0	0	0	90
	JANUARY-DECEMBER 1994	65	0	0	0	65
	JANUARY-APRIL 1995	10	0	0	0	10
COBOURG CA	JANUARY-DECEMBER 1992	39	8	0	0	47
	JANUARY-DECEMBER 1993	104	16	6	40	166
	JANUARY-DECEMBER 1994	141	43	0	0	184
	JANUARY-APRIL 1995	9	34	0	0	43
PORT HOPE	JANUARY-DECEMBER 1992	20	0	0	0	20
	JANUARY-DECEMBER 1993	11	0	0	0	11
	JANUARY-DECEMBER 1994	9	0	0	49	58
	JANUARY-APRIL 1995	0	0	0	0	0

Recently, interest rates have begun to ease and are expected to drop further throughout the latter part of 1995. As a result, homebuying will increase, shifting some demand away from rentals.

However, lower interest rates will stimulate employment growth, specifically in the retail trade sector. In addition, the Ministry of Natural Resources will continue relocating individuals as the year progresses. It is expected that the unemployment rate will improve to 10.7%, down from the 11.9% recorded a year earlier. As a consequence, more rental households will be formed, which will partially offset the declines from those shifting to homeownership.

OUTLOOK

For October 1995, it is expected that the vacancy rate in the Peterborough CA will fall to 3.7%. The factors contributing to a lower vacancy rate will include:

- A fixed rental supply in the short term due to an absence of construction activity;
- Increased employment will result in additional rental households.
- Homebuying activity will improve as a result of lower interest rates, but will not be sufficient to lower rental demand.

VACANCY RESULTS ACROSS CANADA

The vacancy rate in Canadian Census Metropolitan Areas (CMA) for privately-initiated apartment structures fell from 4.6% in October 1994 to 4.2% in April 1995. It is the lowest such rate since April 1991 when it reached 3.8%. Of the 27 CMA's across the country, 14 centres recorded lower vacancy rates in April. Generally, the Atlantic and Quebec Regions experienced the highest vacancy rates. However, the highest vacancy rate amongst CMA was recorded in Edmonton (10.2%) and the lowest found in Toronto (1.0%).



For smaller urban centres in Ontario, the Barrie CA recorded the lowest vacancy rate for private apartments (1.7%). Areas in and around the Golden Horseshoe were slightly higher including Guelph (2.1%), Brantford (4.0%) and Kingston (4.0%). More remote areas experienced higher vacancy rates such as North Bay (7.2%) and Sarnia (8.5%).

The vacancy rate of all CMA's in Canada in April 1995, ranked from lowest to highest, are listed below:

Vacancy Rates For Privately Initiated Structures Three Units and Over

CMA	APR 94	OCT 94	APR 95
Toronto	1.8%	1.2%	1.0%
Vancouver	1.4%	0.8%	1.3%
Windsor	2.6%	1.6%	1.3%
Saskatoon	4.0%	1.8%	2.3%
Hamilton	2.7%	2.4%	2.4%
Kitchener	4.2%	2.8%	2.6%
Oshawa	4.1%	3.4%	2.6%
Regina	4.1%	3.2%	3.3%
Ottawa	2.5%	2.6%	3.4%
London	4.7%	4.1%	3.9%
Victoria	3.0%	1.9%	4.1%
Calgary	6.3%	5.1%	4.6%
Winnipeg	5.4%	5.6%	4.7%
St. Catharines-Niagara	6.0%	5.8%	4.9%
Chicoutimi-Jonquiere	5.3%	6.3%	5.5%
Hull	4.7%	6.6%	5.6%
Québec	5.7%	6.9%	5.6%
Montréal	6.4%	6.8%	5.8%
Sudbury	5.1%	4.3%	6.2%
Sherbrooke	6.2%	8.0%	6.2%
Thunder Bay	4.4%	4.1%	6.4%
Halifax	7.2%	7.2%	7.2%
Trois Rivières	6.3%	7.4%	7.3%
Saint John	8.7%	8.0%	8.8%
St. John's	10.6%	7.1%	9.1%
Edmonton	9.1%	8.9%	10.2%
All CMA's in Canada	4.6%	4.6%	4.2%

A NOTE ABOUT THE TABLES

CMHC provides the largest and most thorough survey of rental apartments and row housing in Canada. Please read the technical appendix to find out how the survey is conducted and what is included in the survey. The types of rental accommodation which are not found in our survey include:

- condominiums which are individually owned and rented on a private basis; and
- structures with less than three rented units (including basement and accessory apartments).

Table headings and footnotes should be read carefully in order to accurately understand the data being presented.

DEFINITIONS

There are three universes* which comprise the total rental stock of buildings included in the survey:

- privately initiated rental apartments in buildings containing 3 or more units;
- privately initiated rental units in row housing projects; and
- publicly initiated row and apartment projects of three or more units. These are often referred to as assisted units. They include FP (federal/provincial) projects, non-profit co-operatives, CMHC sponsored projects, public housing, entrepreneur (limited dividend) housing, non-profit housing, and provincial housing (under HOMES NOW and various programs administered by the provincial government).

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Census Agglomerations (CAs), are designated for Census purposes and consist of smaller urban areas centred on an urbanized core with a population of at least 10,000 persons at the time of the previous Census. The extent of the area is largely defined using labour market criteria and includes a central city and surrounding areas that are closely linked to it.

In this survey, the 1991 Census boundaries as defined by Statistics Canada, have been used.

TECHNICAL APPENDIX

The CMHC Rental Market Survey is conducted semi-annually and includes self-contained dwelling units in a sample of rental buildings. Since 1974, the survey has been conducted in April and October of each year rather than in June and December as was previously the case.

In April 1987, an enhanced National Rental Market Survey System (RMSS) was introduced by CMHC. The new survey system expanded coverage to rental row and apartment structures with three or more units (previously the survey was restricted to rental apartment structures having 6 or more units). As well, the new survey extended coverage to all centres having a population of 10,000 persons or more within Ontario.

In addition, the new survey covers projects completed and on the market four or more months prior to the survey date thus allowing a 3 month period for the market absorption of newly completed units (down from the 6 month period previously allowed). Since the time allowed for market absorption has been reduced from six months to three months, vacancy rates in the new survey may be somewhat higher than they would have been under the old system.

Beginning with the April 1993 survey, 1991 Census boundaries, as defined by Statistics Canada, are used.

The Rental Market Survey enumeration for the Barrie Office Territory is performed by trained individuals who, on average, survey about 100 projects each over a two-week period. Each enumerator solicits information from the landlord or superintendent of rental buildings. In cases when it is difficult to contact a respondent, enumerators are instructed to visit the site on 3 different occasions. Enumerators also receive information over the telephone when appropriate. Staff at CMHC's Toronto Branch are responsible for obtaining information from one central source when a significant number of rental buildings are managed by a property management firm.

Survey data is inputted at the Toronto Branch Office. The data is then analyzed by CMHC's National Office, who undertake appropriate weighting and editing. The results presented in this report are taken from tables produced by CMHC's National Office.

Vacancy rates have been calculated by structure size, geographic area, and number of bedrooms. In addition, average rents have been calculated by structure size, geographic area, and number of bedrooms for both vacant and occupied units. Because of the limited size of this report, some tables have not been included. Should you require further information, please contact Robert Genier, Market Analyst at the Toronto Branch at 416-781-2451, Ext. 7031.

STAY INFORMED WITH CMHC MARKET ANALYSIS PUBLICATIONS

CMHC is your primary source of housing market information and analysis.

The following reports are published locally across Canada and are currently offered free of charge. For information on the Toronto, Oshawa, Barrie area, and Peterborough area, please contact Bev Doucette at 416-789-8708. For reports on areas across Canada, contact the appropriate CMHC office.

LOCAL HOUSING MARKET REPORT

Produced by local market analysts, this report summarizes, monthly or quarterly, statistics on housing and the economy. The reports contain comment, analysis, and topical issues pertaining to local housing markets.

RENTAL MARKET REPORT

This report provides current vacancy and rent statistics on a semi-annual basis of local markets. The report is based on a survey of privately and publicly initiated apartment and row structures of three or more units offered for rent.

REAL ESTATE FORECAST

Produced primarily for real estate professionals, this report includes forecasts of the local economy, interest rates and key housing indicators such as sales, prices, and listings. It is produced semi-annually (spring and fall).

BUILDERS' FORECAST

This report summarizes and forecasts components of the new housing market such as interest rates, sales, starts, and supplies of land, labour, and materials. It is produced in the spring and fall.

RETIREMENT HOME SURVEY

A report produced to indicate the state of the retirement home market in the Toronto Branch Territory. Vacancy rates, per diem rates, and new construction of retirement homes are summarized annually. (\$15.00)

CONDOMINIUM STUDY

The Condominium Study is produced annually as a supplement to the Rental Market Survey. A sample of condominium buildings are surveyed to determine the breakdown of renter-occupied and owner-occupied units, vacancy rates, and the supply available for sale or rent. The study is prepared for the Toronto CMA and information is reported by regional municipality only.

CMHC subscribes to the sustainable development theme of the federal government. Quantities of our publications are limited to market demand; updates are produced only when required; and recycled or environmentally-friendly stock and environmentally-safe inks are used wherever possible.



— VACANCY SUMMARY TABLES —

**SUMMARY RESULTS, BACHELOR UNITS
ALL PRIVATE ROWS AND APARTMENTS
PETERBOROUGH OFFICE, APRIL 1995**

LOCATION	PREVIOUS VACANCY RATES				APRIL 1995 SUMMARY		
	APRIL 1993	OCTOBER 1993	APRIL 1994	OCTOBER 1994	APRIL 1995	VACANT UNITS	SIZE OF UNIVERSE
Peterborough CA	2.3	1.0	4.9	2.2	2.2	3	152
Cobourg CA	2.6	0.0	9.4	6.3	3.2	1	32
Lindsay CA	19.2	1.4	3.7	5.1	7.6	6	83
Port Hope	*	*	*	0.0	9.1	1	11

* Sample too small or not available

NOTE: Totals and subtotals may not add up exactly due to rounding

**SUMMARY RESULTS, 1-BEDROOM UNITS
ALL PRIVATE ROWS AND APARTMENTS
PETERBOROUGH OFFICE, APRIL 1995**

LOCATION	PREVIOUS VACANCY RATES				APRIL 1995 SUMMARY		
	APRIL 1993	OCTOBER 1993	APRIL 1994	OCTOBER 1994	APRIL 1995	VACANT UNITS	SIZE OF UNIVERSE
Peterborough CA	4.9	6.7	5.2	3.7	5.0	80	1609
Cobourg CA	7.4	3.6	5.1	6.3	5.6	14	252
Lindsay CA	3.2	2.9	2.6	1.7	3.2	20	608
Port Hope	8.8	9.5	11.2	4.4	8.8	13	152

* Sample too small or not available

NOTE: Totals and subtotals may not add up exactly due to rounding

**SUMMARY RESULTS, 2-BEDROOM UNITS
ALL PRIVATE ROWS AND APARTMENTS
PETERBOROUGH OFFICE, APRIL 1995**

LOCATION	PREVIOUS VACANCY RATES				APRIL 1995 SUMMARY		
	APRIL 1993	OCTOBER 1993	APRIL 1994	OCTOBER 1994	APRIL 1995	VACANT UNITS	SIZE OF UNIVERSE
Peterborough CA	4.3	4.1	4.7	4.7	4.9	151	3084
Cobourg CA	3.7	3.4	2.6	3.0	1.8	9	500
Lindsay CA	1.5	1.6	1.0	1.0	1.5	9	606
Port Hope	4.5	5.1	3.8	3.8	5.1	8	158

* Sample too small or not available

NOTE: Totals and subtotals may not add up exactly due to rounding

**SUMMARY RESULTS, 3-BEDROOM UNITS
ALL PRIVATE ROWS AND APARTMENTS
PETERBOROUGH OFFICE, APRIL 1995**

LOCATION	PREVIOUS VACANCY RATES				APRIL 1995 SUMMARY		
	APRIL 1993	OCTOBER 1993	APRIL 1994	OCTOBER 1994	APRIL 1995	VACANT UNITS	SIZE OF UNIVERSE
Peterborough CA	4.4	3.3	4.2	4.9	1.8	11	602
Cobourg CA	1.3	1.3	0.0	0.0	1.3	1	74
Lindsay CA	2.7	0.0	5.5	1.4	0.0	0	72
Port Hope	0.0	0.0	*	*	*	*	*

* Sample too small or not available

NOTE: Totals and subtotals may not add up exactly due to rounding

**ESTIMATED PRIVATE UNIVERSE AND NUMBER OF VACANT UNITS (6+,3+,AND ROW)
PETERBOROUGH OFFICE, APRIL 1995**

LOCATION	6+ APT VACANT	PRIVATE 6+ APT	6+ APT VACANCY RATE	3+ APT VACANT	PRIVATE 3+ APT	3+ APT VACANCY RATE	ROW VACANT	PRIVATE ROW	ROW VACANCY RATE	PRIVATE VACANT	PRIVATE UNIVERSE	PRIVATE VACANCY RATE
Peterborough CA	175	4064	4.3	235	5026	4.7	13	443	2.9	248	5469	4.5
Cobourg CA	22	783	2.8	25	832	3.0	0	27	0.0	25	859	2.9
Lindsay CA	22	1098	2.0	35	1362	2.6	*	*	*	35	1371	2.6
Port Hope	22	312	7.2	22	320	7.0	*	*	*	22	338	6.6

* Sample size too small or not available

NOTE: Totals and subtotals may not add up exactly due to rounding

**ONTARIO VACANCY RESULTS, PRIVATELY INITIATED ROW AND APARTMENT UNITS
COMPLETED PRIOR TO JANUARY 1995
APRIL 1995**

SURVEY AREA	APARTMENTS SIX UNITS AND OVER			APARTMENTS THREE UNITS AND OVER			ROW UNITS		
	UNIVERSE	# VACANT	VACANCY RATE	UNIVERSE	# VACANT	VACANCY RATE	UNIVERSE	# VACANT	VACANCY RATE
CMA's									
Hamilton CMA *	40702	863	2.1	43115	1043	2.4	3142	25	0.8
Kitchener CMA *	24978	652	2.6	26183	693	2.6	4147	187	4.5
London CMA *	36336	1385	3.8	39820	1570	3.9	4740	115	2.4
Oshawa CMA *	10479	252	2.4	11128	287	2.6	1708	48	2.8
Ottawa CMA (Ontario Part) *	56948	1935	3.4	60925	2082	3.4	9533	142	1.5
St. Catharines CMA *	13798	650	4.7	16573	811	4.9	1030	51	5.0
Sudbury CMA *	8532	497	5.8	10763	663	6.2	1045	38	3.6
Thunder Bay CMA *	4394	262	6.0	5391	346	6.4	227	27	11.9
Toronto CMA *	285870	2729	1.0	297213	3077	1.0	8677	102	1.2
Windsor CMA *	12798	145	1.1	14692	198	1.3	699	5	0.7
Sub-Total CMA's	494835	9370	1.9	525803	10770	2.0	34948	740	2.1
=====									
CAs 50,000+ Population									
Barrie CA *	2876	37	1.3	3271	55	1.7	370	10	2.7
Belleville CA *	5213	220	4.2	5944	263	4.4	111	7	6.3
Brantford CA *	3711	147	4.0	4563	184	4.0	744	11	1.5
Cornwall CA *	2159	126	5.9	3497	207	5.9	39	0	0.0
Guelph CA *	6392	137	2.1	6755	143	2.1	1246	8	0.6
Kingston CA *	9618	366	3.8	11220	444	4.0	316	24	7.6
North Bay CA *	2348	164	7.0	3301	238	7.2	539	33	6.1
Peterborough CA *	4064	175	4.3	5026	235	4.7	443	13	2.9
Sarnia CA *	4980	423	8.5	5474	464	8.5	1077	84	7.8
Sault Ste. Marie CA *	4003	86	2.1	4799	112	2.3	211	3	1.4
Sub-Total CAs 50,000+	45364	1881	4.1	53850	2345	4.4	5096	193	3.8
=====									

* CMA's, CAs and Centres 10,000+ population surveyed prior to April 1987

**ONTARIO VACANCY RESULTS, PRIVATELY INITIATED ROW AND APARTMENT UNITS
COMPLETED PRIOR TO JANUARY 1995
APRIL 1995**

SURVEY AREA	APARTMENTS SIX UNITS AND OVER			APARTMENTS THREE UNITS AND OVER			ROW UNITS			
	CA's and CENTRES 10,000 to 50,000 Population	UNIVERSE	# VACANT	VACANCY RATE	UNIVERSE	# VACANT	VACANCY RATE	UNIVERSE	# VACANT	VACANCY RATE
Bracebridge Town	233	4	1.7	270	4	1.5	**	**	**	**
Brockville CA	2043	66	3.2	2357	74	3.1	46	2	4.3	4.3
Chatham CA *	2863	76	2.7	3889	97	2.5	96	0	0.0	0.0
Cobourg CA	783	22	2.8	832	25	3.0	27	0	0.0	0.0
Collingwood CA	513	3	0.6	659	13	2.0	**	**	**	**
Dunnville Town	67	0	0.0	82	0	0.0	**	**	**	**
Elliot Lake CA	1273	159	12.5	1289	166	12.9	243	52	21.4	21.4
Haileybury CA	203	10	4.9	382	20	5.2	**	**	**	**
Haldimand Town	287	3	1.0	318	4	1.3	**	**	**	**
Hawkesbury CA	421	17	4.1	644	25	3.8	**	**	**	**
Huntsville Town	217	14	6.5	305	17	5.6	19	0	0.0	0.0
Kapuskasing CA	325	17	5.1	617	31	5.0	**	**	**	**
Kenora CA	201	1	0.5	298	1	0.3	**	**	**	**
Kirkland Lake CA	457	83	18.1	917	142	15.5	**	**	**	**
Leamington CA *	1176	64	5.4	1271	69	5.4	37	1	2.7	2.7
Lindsay CA	1098	22	2.0	1362	35	2.6	**	**	**	**
Midland CA	899	34	3.8	1144	57	5.0	50	0	0.0	0.0
Nanticoke City	106	7	6.6	150	12	8.3	**	**	**	**
Orillia CA	1087	29	2.7	1598	37	2.3	255	0	0.0	0.0
Owen Sound CA	1420	69	4.9	1858	107	5.7	28	2	7.1	7.1
Pembroke CA (Ontario Part)	698	28	4.1	937	34	3.7	28	0	0.0	0.0
Port Hope Town	312	22	7.2	320	22	7.0	**	**	**	**
Simcoe CA	359	10	2.8	543	13	2.3	34	0	0.0	0.0
Stratford CA	1873	63	3.4	2099	69	3.3	156	2	1.3	1.3
Strathroy Town	351	28	8.0	422	29	6.9	54	0	0.0	0.0
Tillsonburg CA	765	19	2.5	884	29	3.2	51	0	0.0	0.0
Timmins CA	979	42	4.3	1650	87	5.3	171	6	3.5	3.5
Wallaceburg CA	383	15	3.9	471	18	3.8	97	4	4.1	4.1
Woodstock CA *	1713	71	4.2	2017	87	4.3	769	39	5.1	5.1
Sub-Total CA's etc. 10,000 to 50,000 Population	23105	998	4.3	29585	1324	4.5	2225	109	4.9	4.9
Sub-Total All CAs etc.	68469	2879	4.2	83435	3669	4.4	7321	302	4.1	4.1
TOTAL Ontario	563304	12249	2.2	609238	14438	2.4	42269	1042	2.5	2.5

* CMAs, CAs and Centres 10,000+ population surveyed prior to April 1987

*Data may not add due to rounding

** Sample size too small or not available

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER, PRIVATELY INITIATED, SELECTED AREAS IN CANADA

	1984		1985		1986		1987		1988		1989		1990		1991		1992		1993		1994		1995	
	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT
Barrie	0.1	0.1	0.0	0.2	0.4	0.0	0.1	0.2	1.9	0.2	0.0	0.1	1.8	2.1	2.7	3.1	2.4	1.1	2.8	1.7	2.8	1.1	1.3	Barrie
Belleville	...	...	...	...	...	...	1.3	1.0	1.3	1.1	1.0	0.5	1.2	1.2	2.3	1.5	1.8	1.5	1.6	2.9	3.6	3.9	4.2	Belleville
Brantford	2.5	1.5	1.0	0.4	0.5	0.3	0.1	0.2	0.4	0.4	0.5	0.3	0.5	0.7	1.9	2.5	1.7	2.7	2.0	4.5	4.5	3.2	4.0	Brantford
Calgary*	13.8	9.6	6.9	2.7	3.1	3.9	5.4	4.3	3.8	2.3	1.8	1.2	2.9	2.0	4.2	3.8	5.3	5.6	7.1	5.9	6.2	5.0	4.6	Calgary*
Chicoutimi-Jonquiere*	1.9	1.7	1.8	3.2	4.0	9.0	8.9	10.5	7.2	7.7	5.3	5.1	3.6	6.2	5.7	6.9	5.5	7.5	6.5	6.9	5.4	6.9	5.7	Chicoutimi-Jonquiere*
Cornwall	1.0	0.6	1.2	2.8	1.3	1.2	0.9	1.3	1.4	2.6	1.6	3.0	3.3	4.0	5.3	4.7	5.4	5.4	4.7	4.3	3.9	5.2	5.9	Cornwall
Edmonton*	11.4	9.5	7.4	4.4	4.5	4.1	5.5	5.6	6.8	4.4	3.6	2.1	2.6	1.8	3.5	2.3	3.8	4.0	5.5	6.4	9.1	8.9	10.2	Edmonton*
Guelph	0.3	0.2	0.6	0.1	0.4	0.1	0.0	0.2	0.1	0.1	0.0	0.1	0.2	1.1	0.3	0.5	1.7	2.5	3.0	2.6	3.5	1.6	2.1	Guelph
Halifax*	0.9	0.4	0.7	0.6	2.0	2.3	3.9	4.4	4.7	4.3	4.4	3.3	4.1	3.6	4.1	5.0	5.6	5.9	7.1	6.5	7.3	7.3	7.3	Halifax*
Hamilton*	0.9	0.5	0.4	0.4	0.5	0.3	0.3	0.3	0.3	0.4	0.4	0.5	0.7	1.2	1.3	1.4	2.2	2.1	2.7	2.5	2.4	2.1	2.1	Hamilton*
Kingston	0.1	0.1	0.7	1.3	1.8	1.3	1.7	1.1	1.2	0.4	0.9	0.3	0.9	0.8	1.1	1.6	2.5	1.8	3.3	2.5	3.2	3.0	3.8	Kingston
Kitchener*	0.7	0.6	0.4	0.4	0.4	0.2	0.4	0.2	0.5	0.4	0.5	0.6	1.3	1.3	4.9	4.4	4.2	4.4	5.4	4.4	4.2	2.8	2.6	Kitchener*
London*	2.4	1.0	0.9	0.4	0.5	0.7	1.0	1.0	0.9	2.1	3.1	2.7	3.2	2.8	4.0	3.8	4.1	3.4	3.7	3.8	4.7	3.9	3.8	London*
Montreal*	2.6	2.5	2.0	1.6	1.3	1.8	1.7	3.6	3.9	4.0	3.8	4.9	4.6	5.9	5.6	7.8	6.8	8.4	6.7	8.2	6.8	7.5	6.2	Montreal*
North Bay	0.5	0.3	0.4	0.2	0.3	0.7	1.1	0.4	0.4	1.4	1.5	0.4	1.7	0.1	0.8	0.7	3.5	2.6	7.2	5.8	8.2	3.5	7.0	North Bay
Oshawa*	1.5	0.3	0.1	0.1	0.2	0.2	0.1	0.3	0.3	0.4	0.2	0.7	1.5	1.6	3.7	3.4	4.5	6.1	5.6	4.6	4.0	3.3	2.4	Oshawa*
Ottawa-Hull*	0.3	0.4	1.1	1.3	2.3	3.0	3.0	3.1	2.9	2.1	2.2	1.7	2.3	1.2	1.9	1.5	1.8	1.8	2.1	2.4	3.1	3.5	3.9	Ottawa-Hull*
Ottawa*	0.3	0.3	0.9	0.8	1.5	1.9	2.1	1.6	1.9	1.6	2.0	1.3	1.9	0.5	1.1	0.7	1.3	1.3	1.7	1.8	2.6	2.6	3.4	Ottawa*
Hull*	0.7	0.8	2.5	4.3	6.0	8.2	7.7	10.7	7.2	4.5	3.5	3.2	3.9	4.2	5.5	4.9	4.1	3.8	3.8	5.1	5.2	6.9	6.0	Hull*
Peterborough	0.4	0.4	0.6	0.4	1.5	1.1	0.9	0.6	2.9	2.1	2.0	1.0	1.5	2.3	2.5	2.7	3.5	3.1	3.5	4.9	4.2	4.7	4.3	Peterborough
Quebec City*	3.2	1.9	1.3	1.5	1.5	3.2	3.0	5.6	5.2	5.2	4.0	4.6	4.3	6.1	4.7	5.7	5.2	6.7	5.3	6.2	5.9	7.1	5.6	Quebec City*
Regina*	3.0	1.8	3.9	3.1	5.4	3.4	4.1	2.6	4.9	5.4	8.1	6.5	7.6	5.0	5.5	5.6	5.3	3.6	4.6	3.5	4.2	3.1	3.1	Regina*
St. Catharines-Niagara*	1.0	0.8	0.6	0.3	0.7	0.8	1.0	0.5	1.2	1.0	1.1	0.9	1.6	1.9	2.6	2.7	2.7	3.4	5.2	4.9	5.9	5.4	4.7	St. Catharines-Niagara*
St. John*	4.6	4.5	4.3	3.1	5.1	4.8	5.4	4.2	3.8	3.5	4.3	3.0	2.3	3.3	4.2	4.6	5.7	6.4	8.0	6.6	9.0	7.6	8.6	St. John*
St. John's*	4.7	1.8	3.7	2.0	7.5	4.9	9.1	10.1	10.8	8.8	7.7	5.0	4.9	1.6	5.0	7.3	7.4	5.7	7.8	9.1	10.4	6.9	9.1	St. John's*
Sarnia	3.4	2.8	2.8	2.3	4.4	6.2	6.1	6.3	4.7	2.9	2.6	2.6	2.7	2.5	2.6	1.9	2.5	4.2	4.5	6.1	7.7	7.4	8.5	Sarnia
Saskatoon*	4.8	1.1	3.5	2.5	5.6	2.8	4.7	4.3	8.6	8.8	10.2	8.8	10.2	7.5	8.1	6.0	7.7	4.4	6.8	2.7	4.0	1.8	2.2	Saskatoon*
Sault Ste. Marie	2.1	1.4	1.5	1.0	1.9	4.2	4.6	2.6	0.5	0.3	0.2	0.2	0.7	0.8	1.5	1.7	2.2	1.9	2.7	2.3	3.2	2.2	2.1	Sault Ste. Marie
Sherbrooke*	...	...	...	...	...	...	4.8	6.5	6.6	8.6	7.6	9.4	7.8	10.5	9.8	10.7	9.3	10.0	8.9	8.4	6.7	8.5	6.5	Sherbrooke*
Sudbury*	0.9	0.8	1.0	0.6	1.0	0.9	1.1	1.0	1.2	0.3	0.8	0.3	0.5	0.7	0.9	0.5	2.2	2.8	5.2	3.4	4.8	3.8	5.8	Sudbury*
Thunder Bay*	1.4	0.4	0.4	0.6	1.1	2.4	3.1	2.1	2.1	1.1	1.4	0.6	1.4	0.9	1.2	0.7	1.7	2.4	3.2	2.4	4.3	4.1	6.0	Thunder Bay*
Toronto*	0.8	0.6	0.5	0.4	0.3	0.1	0.1	0.1	0.2	0.2	0.2	0.3	0.7	0.9	1.5	1.7	1.9	2.0	2.0	1.9	1.8	1.2	1.0	Toronto*
Trois Rivières*	2.7	2.2	2.4	2.1	2.7	6.7	6.1	9.0	6.9	6.2	5.8	5.6	6.2	8.1	7.6	9.0	8.1	7.4	7.1	7.0	6.6	7.8	7.5	Trois Rivières*
Vancouver*	2.4	2.2	2.8	2.2	0.9	0.9	2.3	1.1	1.0	0.4	0.5	0.4	0.9	0.9	2.3	2.2	2.8	1.6	2.0	1.1	1.4	0.8	1.3	Vancouver*
Victoria*	3.7	2.2	3.3	1.9	2.4	0.6	1.1	0.4	1.0	0.3	0.7	0.2	0.7	0.3	1.4	0.8	2.7	1.5	2.0	1.8	3.1	1.9	4.2	Victoria*
Windsor*	1.0	0.7	0.7	0.7	0.5	1.0	1.1	0.7	1.1	0.8	1.0	1.0	2.2	2.2	3.8	3.0	3.2	3.0	2.7	2.3	2.2	1.5	1.1	Windsor*
Winnipeg*	1.0	0.8	0.9	0.9	1.1	1.6	2.0	2.8	3.0	4.3	4.6	6.5	5.7	6.4	5.8	6.6	5.9	6.1	5.7	5.8	5.4	5.6	4.6	Winnipeg*
TOTAL (CMA's only)	2.7	2.2	1.9	1.4	1.4	1.6	1.9	2.5	2.7	2.6	2.5	2.8	2.9	3.3	3.8	4.4	4.4	4.8	4.5	4.8	4.6	4.6	4.2	TOTAL (CMA's only)

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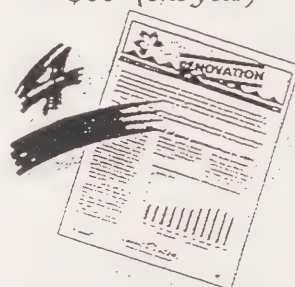


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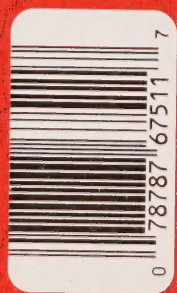
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